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CITY OF WOODLAND

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I.

HOUSING ASSESSMENT



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I. HOUSING ASSESSMENT

A. INTRODUCTION

State Housing Law (Government Code Section 65580) requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. This report is a 1991 update of the Housing Element previously adopted in 1988.

The assessment and inventory must include all of the following:

Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.

Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities and city services to these sites.

Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exaction's required of developers, and local processing and permit procedures.

Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, the homeless and families with female heads of households.

Analysis of opportunities for energy conservation with respect to residential development.

This Section of the Housing Element identifies the nature and extent of the City's housing needs which in turn provides the basis for the City's response to those needs in the housing

program. The Final Regional Housing Needs Plan for the SACOG Region which was adopted in November of 1990 estimates that there will be a need for 2,965 households in Woodland from January 1, 1989 to July 1, 1996. In addition to identifying housing needs, this section also presents information on the setting in which the needs occur which provides a better understanding of the community and facilitates planning for housing.

More detailed information is provided in the Data Base. Please consult the index of the Data Base for the page number for detailed information.

A Summary of Major Findings Section follows this introduction and condenses the major findings of the chapter relevant to housing needs and identifies obstacles toward meeting those needs.

B. SUMMARY OF MAJOR FINDINGS:

1. COMMUNITY PROFILE

This section identifies existing conditions and trends that are indicators of housing needs. Major components of the community profile are population, employment, household and housing characteristics.

The January 1, 1991, population of Woodland was estimated to be 40,254 persons. This represents an increase of 10,019 persons since 1980 and 19,577 persons since 1970.

SACOG estimates that Woodland's population will increase as follows through the year 2010:

YEAR	POPULATION (July 1 Estimates)	POPULATION INCREASE	ANNUAL % GROWTH RATE
1995	44,400	4,170	2%
2000	49,000	4,600	2%
2005	54,100	5,100	2%
2010	59,700	5,600	2%

The State of California Employment Development Department (EDD) indicates that moderate job gains for Yolo County as a whole are expected in the areas of retail trade, the service industries and manufacturing. Woodland in particular is experiencing major growth in wholesale and retail trade and moderate growth in

construction, manufacturing and service.

The Sacramento Area Council of Governments (SACOG) estimates that there will be an increase of 2,965 households in Woodland from January 1, 1989, to July 1, 1996. In terms of planning for housing, this is the approximate number of new units that will be required during this seven and one-half year period.

Racially and ethnically Woodland is predominately white (77%). The largest non white ethnic groups are Asians (2%) and blacks (1%). Persons of Hispanic origin comprise 26% of the total population (Hispanic origin is not a separate racial category). Source: 1990 Census.

Persons 65 years of age and over constituted 11% of the total population in 1990 and 19% of all households.

There were an estimated 14,620 housing units of all types on January 1, 1991: 63% single family, 31.4% multiple family and 4.9% mobile homes. Source: Department of Finance 1991 Population Estimate.

The single family house is the predominant type of dwelling in Woodland, representing about 63% of the total.

There were an estimated 15,019 households on January 1, 1991. Based on the 1990 Census, it is estimated that 57% of all households are owner occupied while 43% are renter occupied.

Most of the residential buildings in Woodland are sound. Most problems with the condition of housing involves minor repairs. Only 0.8% of all structures (127 units) should be replaced while 2% of all structures (278 units) are candidates for rehabilitation.

Due to the amount of new growth since 1960, most of Woodland's housing stock is fairly new. The City's older housing is generally concentrated in two of the City's eleven planning areas.

Overcrowding (more than 1.01 persons per room) is increasing. The percentage of overcrowded units in 1980 was 5.9% versus 9.7% in 1990.

2. HOUSING MARKET CHARACTERISTICS

This section describes the activities of the local housing market and its responsiveness to the needs of the community.

From 1980 to 1990, the population of Woodland grew from 30,235 to 39,802. Over the past 21 years, Woodland has averaged 389 new residential units per year with a high of 923 units in 1986 and a low of 97 units in 1981.

During the 1980's, single family units have constituted 51.4% of all units built. Apartment projects of five or more units have constituted 48.6% of the units constructed during this time frame.

In January of 1991, the California Department of Finance indicated a vacancy rate of 3.96.

In the last three (3) years, five (5) apartment permits have been issued and built that total 272 units. These units amount to a total value of 8 million dollars.

In 1989-90, the City issued 574 residential dwelling unit building permits. The following table summarizes this activity.

RESIDENTIAL BUILDING PERMITS
1989-1990*

<u>#D.U.</u>	<u>1990</u>	<u>1989</u>
Single Family Dwellings	136	239
Split Lot Duplexes	17	4
Duplexes	2	6
Multiple Family	128	42
Total	283	291

* Calendar Year

Source: Woodland Building Inspection

Division Calendar Year Reports 1989-1990.

The 1991 sales prices of starter homes or homes priced in the lower third of the local housing market were generally \$90,000 to \$140,000. The mid range priced homes were generally \$140,000 to \$185,000. New homes in the upper price range were \$180,000 and over. The bulk of the 1991 new home construction has been in the mid range market. In 1991 it is estimated that the median price of a new home Woodland is \$163,000 which is typical of the Sacramento region.

There was a selection of 72 used homes available for sale in Woodland in 1991 with the majority of the homes in the \$160,000 to \$169,000 price range. Woodland has experienced dramatic increases in home values beginning during the late 1970's and continuing into the 1980's. In 1991 a typical home built in the early 80's would sell for double its original sales price.

Local real estate brokers and property managers have indicated that rents leveled off in 1986 and 1987 after dramatic increases from 1981 to 1985. The major causes for the increases were the cost of new construction, the low vacancy rate and return on investment considerations for owners of existing units.

1991 rents per month by type of unit (new rentals) were typically as follows:

<u>Housing Type</u>	<u>Typical Rent</u> <u>New Units 92</u>	<u>% Increase</u> <u>Since 1987</u>	<u>Average Rent</u>	<u>% Increase</u> <u>Since 1987</u>
Detached Home	\$925	16	\$725	12
Duplexes	675	---	575	34
Townhouses and Condos	675	41	575	17
Apartments				
Studio	375	25	325	25
One-Bedroom	450	29	400	48
Two-Bedroom	525	21	475	25
Three Bed.	900	80	675	32

An apartment survey in October of 1988 which represented 50% of all apartments revealed the following breakdown of units:

Studio	2%
One Bedroom	43%
Two Bedroom	50%
Three Bedroom	5%

Overpaying for housing is defined by the California Department of Housing and Community Development as paying more than 25% of gross household income for housing and related costs. In 1980 more than one-third of all renter households were overpaying.

Overpaying for housing is a significant problem for "very low income," "low income" and "moderate income" households due to their relatively low incomes, the cost of housing and the need for other basic necessities. For "above moderate income" households overpaying poses less of a problem and is often a matter of choice in order to have additional housing amenities. Income levels are defined as follows:

<u>Level</u>	<u>Percent of Income</u>
Very Low:	0- 50% of County Median Family Income
Low:	51- 80% of County Median Family Income
Moderate:	81-120% of County Median Family Income
Above Moderate:	Above 120% of County Median Family Income

It is estimated that 65% of all very low income households will be overpaying for housing from 1989 to 1996 and that 40% of all low income households will be overpaying for housing from 1989 to 1996. The estimates of overpaying for

moderate and above moderate income households are considerably less and not as significant given the general availability of affordable units.

Very low and low income households will have difficulty finding affordable two and three bedroom apartments in Woodland due to their incomes and the rents for these types of units. Moderate income households will be able to find affordable rental housing of most types in Woodland, but will have difficulty in buying a home.

Most moderate income households cannot afford to buy a house. Above moderate income households will continue to have no difficulty finding affordable housing of all types.

Home ownership is no longer attainable for very low income and low income households. Their housing needs must be met through the rental housing market. Very low and low income households are estimated by SACOG to comprise 44.3% of all new households from 1989 to 1996.

The income groups were estimated as follows:

		<u>INCOME</u>		
		1 Person	2 Persons	3 Persons
City Household Median Income: \$39,700	Very low income	\$13,900	\$15,900	\$17,850
	Lower income	22,250	25,400	28,600
	Median income	27,800	31,750	35,750
	Moderate income	33,350	38,100	42,900
		4 Persons	5 Persons	6 Persons
	Very low income	\$19,850	\$21,450	\$23,050
	Lower income	31,750	34,300	36,850
	Median income	39,700	42,900	46,050
	Moderate income	47,650	51,450	55,250
		7 Persons	8 Persons	
	Very low income	\$24,600	\$26,200	
	Lower income	39,400	41,900	
	Median income	49,250	52,400	
	Moderate income	59,100	62,900	

3. HOUSING CONSTRAINTS ASSESSMENT

This section analyzes non-government and government constraints to the maintenance, improvement or development of housing for all income levels. Generally speaking, there is little that local governments can do to lessen or reduce the major non-government constraints.

Non-government Constraints:

- Major private market constraints to housing production include the availability and cost of financing, availability and cost of land and construction materials and labor costs. Of these, the availability and cost of financing is critical.
- From 1980 to 1983 highly fluctuating interest rates ranging from a high of 19% to a low of 12-13% priced homes out of the reach of most consumers. As a result, housing production hit a 23 year low in Woodland in 1981 with building permits issued for only 97 units.
- Current interest rates have permitted a housing recovery, however, these rates still deny a certain percentage of households the opportunity for homeownership and make it difficult for some renters to find affordable rental housing.
- Woodland's major developers have indicated that land costs do not vary. Most developers have indicated that Woodland's land prices are reasonable when compared to other jurisdictions in the region.

Government Constraints:

- The capacity of the sewage transmission system limits growth in Woodland. The current system has an overall capacity to serve a population of 53,000 persons. It can be expanded to serve 70,000 people.
- In July of 1991, there were 20 acres of vacant land designated for residential development in the City of Woodland. It is estimated that this acreage can accommodate an additional 225 new units. In addition, 452 unbuilt units have been approved for development that have not been built. This would accommodate a population of approximately 41,800 persons. Current projections anticipate a population of 46,300 persons by the year 1996. When the Southeast Area (which is south of I-5 between County Roads 101 and 102) is annexed to the City, Woodland will be able to accommodate the 46,300 people projected for 1996. This area will add 6,300 people to the City of Woodland. The Southeast Area is prezoned.
- The vacant 20 acres have public services available. The location and zoning of the 20 acres is the following:

<u>Location</u>	<u>Acreage</u>	<u>Zoning</u>
Northside of Kentucky East of 98B	6	R-1
North of Purdue East of CR98	3	R-1
Northwest Corner of Cottonwood & Gibson	6	R-M
Northwest Corner of Elizabeth and California	2	R-M
Southeast Corner of Matmor & Gum	3	R-1

Concerning the 452 unbuilt units the following update for 1990 is provided. During 1991, 123 of the 452 units have been issued building permits. The remaining units approved are about to or have submitted their final map or are subdividing their property. The name of the developments and number of units approved units (which has increased) is the following:

<u>Development</u>	<u>Units</u>
Woodland West (CR 98B & Kentucky)	30
Clanton (CR 98 & Kentucky)	96
Sweetwater (Kentucky & College)	152
The Legends (Gum & CR 101)	37
Faria Park (East of CR 98)	20
Frommelt (Emerald & Walnut)	18
Horn (5th & Beamer)	<u>4</u>
TOTAL	357

- The City has adopted a Development Fee Schedule to fund City services provided for new development.
- The City development fee for a single family unit range from \$7,348 to \$8,560 and for a multi-family unit the range is \$4,886 to \$5,359. The County development fee for a single family unit is \$995 and for a multi-family unit is \$768 for 2 to 4 units and \$590 for 5 units and over.
- Environmental requirements such as the requirement to set land aside for the Swainson's Hawk.

- The time to process applications: See Table 18-53 on pages 18-78 of the Data Base for times to process applications.

C. HOUSING NEEDS ASSESSMENT

1. INTRODUCTION

This section provides an inventory and assessment of housing needs. Most of these needs have been discussed to some extent in preceding sections. This section, however, summarizes earlier analysis and quantifies existing and projected housing needs by the number and types of units required. It also quantifies the housing needs of special population groups such as the elderly, homeless and handicapped and housing needs based on indicators such as overpaying overcrowding and housing conditions. The estimates from this section form the data base for the City's housing goals, objectives and policies and the housing program.

A distinction may be made between new construction needs which represents needs based on projected growth and the housing needs of the existing population. The existing population is being housed; however, the housing may be inappropriate or unsatisfactory (overcrowded, unsafe or not handicapped accessible) or there may be overpaying. The needs of the existing population must, for the most part, be addressed by housing programs such as new construction rental assistance, rehabilitation and programs designed for special populations. The local housing market plays a key role in providing for the new construction needs of the community based on projected growth. It is difficult, however, for the local housing market to respond to the housing needs of all income groups such as the very low and low income households. The new construction needs of lower income households must, therefore, be addressed through governmental efforts and the utilization of state and federal programs as they are available.

2. EXISTING HOUSING NEEDS

a. Affordability

In order for housing to be considered affordable, consumers must be in a position to rent or buy at prices that will allow them to reasonably balance the costs of housing with other basic household needs. Rules of thumb for affordability generally range from 25% of gross monthly income for very low and low income households (usually renters) to as much as 35% of gross monthly income for moderate and above moderate income households (usually buyers). The local housing market should in theory provide housing at affordable rents or sales prices for all income groups. This has not taken place in recent years due primarily to the rising costs of production and lagging consumer incomes. The two income groups most adversely affected by the affordability gap are those classified as very low and low income.

Very low income households in Woodland will experience difficulty finding affordable rental housing due to the cost of new construction, the trend toward higher rents and a relatively limited supply of lower priced units (units renting for \$350 per month or less). Moderate and above moderate households in Woodland will have little or no difficulty finding affordable rental housing with the exception of larger detached homes.

Very low and low income households are for the most part excluded from the home ownership market in Woodland due to the sales prices of new and used starter homes as well as the financing constraints of qualifying for a loan and making the required downpayment and monthly payments. Moderate income households can usually find affordable owner occupied housing in Woodland, but have difficulty providing a down payment. Above moderate income households are usually able to afford homes in the \$120,000 plus price range.

b. Overpaying

The extent of overpaying for housing among renters and buyers is an indicator of the need for lower cost housing and government sponsored programs. Overpaying is defined as paying more than 25% of gross household income for housing and related housing costs. For very low and low income households, 25% of household income represents a threshold beyond which other basic household needs may be affected. Moderate and above moderate households, however, can and often do pay more than 25% of their incomes for housing without sacrificing other basic necessities.

Table 1 indicates, as does the earlier analysis of overpaying, that the very low and low income renters and owners will have the highest frequency of overpaying. The income groups in greatest need of housing programs and assistance are in order of priority: 1) very low income renters, 2) low income renters, 3) low income owners and 4) very low income owners. The households in these income categories will be paying more than what is considered acceptable and will experience difficulty finding affordable housing. Although there is some overpaying among moderate and above moderate renter and owner households, it is not considered significant enough to warrant a government response given the income levels of these groups and the general availability of units affordable for these groups.

c. Housing Conditions

Woodland's housing stock can be described as relatively new and in generally sound condition. Nearly four-fifths (79%) of Woodland's housing stock has been constructed since 1960 while about one-fifth (21%) has been constructed prior to 1960 (July 31, 1983 percentages). Most of the City's older housing is concentrated between Kentucky Avenue and Gibson Road and between West and East Streets, while the newer housing is located in the remainder of the community.

TABLE 1

RATE OF HOUSEHOLDS OVERPAYING 1989 AND 1996

TABLE 1

ESTIMATE OF HOUSEHOLDS OVERPAYING 1989 AND 1996										
Income Group ¹	Renter Households Overpaying		% All Rental Households ²	Owner Households Overpaying		% All Owner Households ²	Total Households Overpaying			
	Households Overpaying	% Households By Income Group ²		Households Overpaying	% Households By Income Group ²		Number Overpaying	% Households By Income Group ²		
	1989	1996	1989	1996	1989	1996	1989	1996	1989	1996
Very low										
3,311.....1989	1,655		34.9	497		6.6	2,152			
4,009.....1996		2,004		601	15%	7.0		2,605	65%	
Low										
2,269.....1989	454		9.3	454		5.8	908			
2,746.....1996		549		549	40%	6.0		1,098	40%	
Moderate										
3,413.....1989	170		2.9	341		3.7	511			
3,863.....1996		193		386	10%	3.6		579	15%	
Above Moderate										
5,213.....1989	104		1.6	521		5.1	625			
6,237.....1996		125		624	10%	5.0		749	12%	
	2,383	2,871	48.7	1,813	2,160	21.2	21.6	4,196	5,031	

¹ 1990 SACOG Regional Housing Needs Allocation Plan (Total Households by Income Group, 1989 and 1996).

² Estimates based on 1980 Census

³ Based on 38.5% renter households and 61.5% owner households:

Renter:	1989	<u>5,469</u>	1996	<u>6,489</u>
Owner:	1989	<u>8,737</u>	1996	<u>10,366</u>

d. Special Needs

1) Elderly and Handicapped

Persons 65 years of age and over (4,466 persons) constituted 11% of the total population in Woodland in 1990. Nineteen percent (19%) of all households had persons 65 years of age. The City of Woodland's Housing Assistance Plan (HAP) which was approved by HUD, estimates that there will be 410 very low and low income elderly households which will require rental subsidies during the three- year time frame of the HAP (October 1 to September 30). The HUD definition of elderly households is ..."One or two person households containing a person at least 62 years of age and non- elderly handicapped individuals including those currently institutionalized but who are capable of "group home living."

The projected senior housing needs is 410 housing units, and 102 units have been built. This leaves a need of 308 housing units by 1996.

There are no local or State of California estimates of handicapped persons in Woodland other than the 1980 Census. Estimates of very low and low income handicapped persons in Woodland were made for the City's HAP by using the 1980 Census. It is estimated that there will be 106 very low and low income handicapped persons in Woodland during the five-year time frame of the HAP. A breakdown by household types is as follows:

Individuals (1 person households)	24
Small Family	69
Large Family	<u>13</u>
Total	106

It is also estimated that 50 units of handicapped accessible units will be needed during the five-year time frame of the HAP.

2) Female Heads of Households

The 1980 Census indicated that families with children (4,562) made up 57.8% of all families (7,897) and that 90.4% of families with children are above poverty (4,124) and that 9.6% of families with children are below poverty (438).

Families with female heads of households with children and no husbands (700) made up 8.9% of all families. Out of this category of family, 67.4% (472) are above poverty and 32.6% (228) are below poverty. The City's HAP estimates that 300 families of female heads of households with children will fall into the very low and low income groups and will require rental subsidies. Households in these income groups will have difficulty finding affordable two and three-bedroom apartments, duplexes and townhouses due to their limited incomes and the need for more bedrooms due to children.

3) Small and Large Families

Small families are households of four or fewer persons including unrelated individuals, which are not elderly households. The City's HAP estimates that there will be 1,190 small family households in the very low and low income groups which will require rental subsidies during the three-year time frame of the HAP.

Large families are households of five or more persons. The City's HAP also estimates that there will be 219 large family households in the very low and low income groups which will require rental subsidies.

4) Minorities

The 1990 Census indicated that Woodland is a largely white community (77% of the total population). The remaining racial/ethnic composition is as follows:

3.0%	Asian or Pacific Islander
1.3%	black
1.0%	Native American
18.0%	Other

The largest minority group in Woodland is persons of Hispanic origin. This group of 10,413 persons comprises approximately 26% of the total population. Hispanic origin persons racially may be white, black, American Indian or "other." Hispanic origin refers to persons of Mexican, Puerto Rican, Cuban or "Other Hispanic" origin or descent.

The City of Woodland's HAP estimates that there will be 573 Hispanic origin households in the very low and low income groups which will require rental subsidies during the three-year time frame of the HAP. The estimated breakdown by household type is as follows:

<u>Household Type</u>	<u>Households</u>
Elderly	130
Small Families	375
Large Families	68
Total	573

The HAP also estimates that there will be 12 black, 15 Native American and 12 Asian or Pacific Islander very low and low income households that will require rental subsidies.

5) Farm Workers

The City of Woodland has no migrant housing centers. One, 20 to 40 person, private camp for migrant workers is within the urban limit lines. The local State of California Employment Development Department Office has indicated that there is a seasonal annual average of 600-800 migrant farm workers residing in the Woodland area (1988). These migrant workers are housed in conventional rental and seasonal units during the harvest season, however, there is no readily available information on the numbers of housing units involved.

Yolo County's Housing Element indicates that most of the migrant housing is located in the unincorporated areas of the County. There are two migrant housing centers, one southeast of Davis and one in Madison. These two centers served a total of 882 individuals during 1978. There are also an estimated 25 to 35 private camps for migrant workers which also provide housing during the harvest season.

6) Homeless

The City of Woodland does not have point in time data for homelessness with which to complete Table 1B, other than two figures supplied by the 1990 U.S. Census Summary Tape File 1. The Census counted 57 homeless persons in emergency shelters, and 5 homeless visible in street locations. The Census count available to the City at this time does not indicate the number of individuals in family units. The Census count was taken on the night of April 1, 1990.

Woodland participates in a regional Homeless Coordination Project funded by the four incorporated cities of Yolo County, and the County of Yolo. The Homeless has provided the following information from which a comparison of the U.S. Census count of 62 homeless persons to local shelter service counts for the month of April can be made.

- a) The Coordinator has estimated that the City of Woodland has about 40% of the County's total homeless population. This estimate is based upon the fact that the largest number of people served for homelessness are served in either Woodland, by the Yolo Wayfarer Center, or in West Sacramento, by the West Sacramento Resource Center. These two agencies serve roughly the same number of clients, so that between the two cities, at least 80% of the homeless persons served in the County receive those services in either Woodland or West Sacramento.
- b) Motel Vouchers provided through STEAC, a non-profit agency located in Davis, are available to homeless persons in Woodland so that a percentage of persons served by STEAC can be applied to Woodland. In April 1990, STEAC provided 150 persons in family units with motel vouchers, and assisted 3 single people in addition to the families. It can be estimated, based upon the 40% figure, that 61 of those persons were served in Woodland.

- c) Yolo Wayfarer Center (a Woodland shelter provider) has a scattered Site Shelter program which provided 735 nights of shelter during the month of April 1990, which represented 30 different individuals sheltered during that month.
- d) During Cold Weather Shelter for 1990-91 (four months between November and February), 184 different persons, 10 of whom were children, were served during the 120 nights the shelter operated. This program serves primarily single persons. Cold Weather Shelter is operated in Woodland by the Yolo Wayfarer Center. Since Cold Weather Shelter is provided on a County wide basis, it is reasonable to apply the 40% share of Woodland and state that at least 73.6, or 74 of the persons served in Cold Weather Shelter were Woodland homeless.
- e) If the above figures are added ($61 + 30 + 73$), a total of at least 165 different individuals could have been counted as homeless in Woodland in the month of April 1990. It is possible that any one individual could have received both motel voucher and scattered site shelter services in the month of April, and therefore be double counted. However, it is unlikely that there is a significant double count because scattered site shelter persons tend to stay a minimum of 60 days, the program has a waiting list and openings are limited. The Cold Weather Shelter count represents mostly single individuals who do not qualify for assistance in either the motel voucher or scattered site programs.
- f) The figure of 165 homeless in Woodland during April 1990 given above does not include any persons who received assistance through the AFDC Homeless Assistance funds provided by the State of California. Statistics for this program are kept by application number. An individual family unit may apply two or three times during the month for such assistance, and be counted as three applications. Applications alone are counted, so that it is not readily known how many individuals are represented by any one application. However, the figures of assistance through AFDC, administered by the County Department of Social Services, are significant. In April 1991, the department approved 295 applications County-wide for emergency homeless assistance funds, a portion of which were for temporary (motel) housing, and a portion of which were for permanent housing. By applying the 40% of Woodland's share, it can be said that at least 118 of the applications in April 1991 would have been for Woodland homeless. The Homeless Coordinator is in the process of developing an individual served count for AFDC funds and will make this information available to the City when it is completed.

SUMMARY:

The U.S. Census for 1990 has counted a total of 62 persons homeless in Woodland. By showing actual shelter service counts, inclusive of three different shelters, (motel vouchers, scattered site, and Cold Weather Shelter) which serve different segments of

the homeless population, it is possible to arrive at a figure of at least 165 homeless persons for April 1990. This figure does not include a significant number of persons assisted by AFDC Homeless Assistance funds who would not have been served at any of the three different shelters.

A 1987 Rand Study completed in Yolo County found that approximately 40% of the homeless population studied had severe mental disorders, 87% had substance abuse problems, and 37% had both mental and substance abuse problems. This breakdown would be representative of the homeless in Woodland.

The Yolo County Sexual Assault and Domestic Violence Center provides services to victims of domestic violence in a 12-bed shelter facility which serves the regional area. Clients who are unable to afford shelter are often placed in the Scattered Site Shelter program of Yolo Wayfarer Center, or receive motel voucher assistance and AFDC Homeless Assistance funds.

As part of the Homeless Coordination Project, the service needs of the homeless mentally ill, and substance abuser are being addressed through a dual diagnosis project between the Yolo County Department of Mental Health and Yolo Wayfarer Center. Also involved in the project is the Yolo County Care Continuum (YCCC). The Homeless Coordinator, together with these agencies and other non-profits, including the Yolo County Housing Authority, has established the Yolo County Affordable Housing Task Force. Represented on the task force are each of the city planning departments, redevelopment agencies, and the County planning department. The task force is addressing itself to the affordable housing needs of special needs homeless population, the general homeless population, and low income persons as well.

7) Assisted Housing

Table 2 summarizes the assisted housing in Woodland. As of June of 1991, the City of Woodland had a total of 1,101 units of assisted housing. The 1,101 units of assisted housing comes to 7.6% of all units using January 1, 1991, estimates of total units (14,424 units).

The housing needs discussed thus far can be broken down into three basic need areas: (1) needs pertaining to housing quantity (requirements for new construction to meet projected household growth by income group), (2) needs pertaining to housing assistance and opportunity (government and non-government programs to address the housing needs of special populations, the problems of affordability, overpaying and overcrowding and State and Federal Fair Housing Requirements) and (3) needs pertaining to housing quality (the preservation, maintenance and improvement of existing housing units and neighborhoods to assure an adequate supply of sound housing in a satisfying environment. Table 3 summarizes the 1983-1990 housing needs of Woodland by the various need categories discussed earlier in this section.

8) Mobile Homes

Mobile Homes require Conditional Use Permit approval in the Agricultural and Residential Zones. They must meet the following minimum requirements:

- a. The site must be a minimum of 5 acres in size.
- b. Density: Cannot exceed the maximum density permitted in the zone they are located.
- c. The major problem in locating mobile home parks in Woodland is the cost of the land.

9) Transitional Emergency Housing

The following transitional/emergency housing exists in the City of Woodland:

- a. Two (2) houses for 12 people.
- b. Seven (7) multi-family units for 35 people.
- c. The Mission which accommodates 20 people.
- d. Overflow units for six (6) months that house an average of 3 people per night.

NOTE: Modular homes on foundations are allowed in the agricultural and residential zones.

TABLE 2

1991 ASSISTED HOUSING IN WOODLAND		
Housing Program		Number Units
Section 8 ¹		499
Existing	396	
New	93	
Aftercare	10	
Public Housing (Family)		132
California Housing Finance Agency		44
221(D)(3)		78
CHAP		5
Bonus Density		117
RCHP		20
Mortgage Revenue Bond (Rental)		63
231/236 Programs		143
TOTAL		1,101

- ¹ Section 8 Existing are not necessarily mutually exclusive from California Housing Finance Agency units. Someone with a Section 8 certificate could live in a CHFA unit.

10) Characteristics/Special Needs of People at Risk of Homelessness

It is estimated that there are 5500 people that are at risk of homelessness. This is based on the fact that 2,000 very low income renter households are overpaying and could drop into the homeless category.

3. PROJECTED HOUSING NEEDS

a. New Construction Needs

As indicated in the Population Projections, the 1990 SACOG Regional Housing Needs Plan estimates that there will be an increase of 2,965 households from 1989 to 1996. (See Table 3). If the Southeast Area is annexed to Woodland, the City's new construction needs can be met in terms of total units. As with most jurisdictions, however, the problem isn't always the housing supply but how much it costs consumers and its affordability.

b. New Construction by Income Group

Table 3 also provides an estimate of the number of new units required by income group from 1989 to 1996. Based on the 1990 SACOG Regional Housing Needs Plan for Woodland, 781 units should be constructed for very low income households, 534 units for low income households, 504 units for moderate income households and 1,146 units for above moderate income households. In 1989 and 1990, a total of 574 residential building permits had been issued with the breakdown shown in Table 4.

Table 4 also provides an estimate of the affordability of the housing units constructed from January 1, 1989 to December 31, 1990 by income group.

TABLE 3

HOUSING UNIT REQUIREMENT BY INCOME GROUP IN WOODLAND 1989 TO 1996		
Income Group	Net Housing Unit Need ¹	Percent of Units
Very low income	781	26.3
Low income	534	18.0
Moderate income	504	17.0
Above moderate income	1,146	38.7
TOTAL	2,965	

¹1990 SACOG Regional Housing Needs Plan.

TABLE 4

ESTIMATED AFFORDABILITY OF HOUSING CONSTRUCTED
FROM JANUARY 1, 1989 TO DECEMBER 31, 1990

				Unit Affordable by Income Group	
Type Unit	Units Constructed	Very Low	Low	Moderate	Above Moderate
Single Family Detached	375	0	0	0	375
Split Lot Duplex	21	0	0	2	19
Duplex	8	0	0	8	0
Multi Family	170	25	145	0	0
TOTAL	574	25*	145	10	394

* Assured until 2014.

TABLE 5

1989-1996 SUMMARY OF NEW CONSTRUCTION NEEDS				
New Construction	Housing Units Needed 1989- 1996 ¹	Housing Units Provided 1989-1990 ²	Housing Units Needed (Balance) 1991-1996	Housing Production Targets 1991-1996 ³
Income Category				
Very Low	781	25	756	168
Low	534	145	389	488
Moderate	504	10	494	250
Above Moderate	1,146	394	752	1,485
TOTAL	2,965	574	2,391	2,391

Table 5 summarizes the City's projected household needs by income group for 1989 to 1996. Table 5 also indicates the City's housing production targets to 1996. These are the City's quantified objectives pursuant to State Housing Law. Due to reasons similar to other jurisdictions in the region, Woodland is projecting shortfalls of housing for very low income and moderate income households. Through its housing program, however, the City will in the years ahead be committing its resources to the best of its ability to help resolve the shortage of affordable units. The City's new housing program will result in additional staff time and revenues committed to housing for all income groups.

4. SUMMARY OF HOUSING NEEDS

The City's housing needs are broken down into three basic need areas. Table 6 summarizes the 1989-1996 housing needs of Woodland by the various need categories discussed on page 132.

TABLE 6

WOODLAND HOUSING NEEDS SUMMARY 1989-1996			
Housing Needs	Households in Need of Housing Assistance by Income Group and Type Housing Need	Unit Need ¹	Comments
Affordability:	<p>Priority needs:</p> <p>Renters: Housing for very low income households.</p> <p>Owners: Housing for moderate income households.</p>	See "New construction by income group" (below)	Renters need affordable family units such as 3-bedroom apts, duplexes, townhouses. Moderate income people need assistance to buy homes.
Overpaying:	<p>Overpaying Households-1990</p> <p>Renters:</p> <p>Very Low Income (1983)</p> <p>Low Income (514)</p> <p>Moderate Income (154)</p> <p>Above Moderate Income (86)</p> <p>Owners:</p> <p>Very Low Income (595)</p> <p>Low Income (514)</p> <p>Moderate Income (307)</p> <p>Above Moderate Income (429)</p>	See "New construction by income group"	Estimates are based on 1980 rates updated to 1990
Overcrowding:	Renters (410) Owners (969)	See "New construction by income group: (below)"	1990 Census
Housing Conditions:	NA	278 Units need rehab. 127 units should be replaced.	New Survey of housing condition needs to be done to update current data
Special Needs ² :	Renters:		
Elderly	Very low & low income (410)	328 units	
Handicapped:	Renters: Very low & low income (106)	50 handicapped	

Female head of household w/children & no husband:	Renters: Very low & low income (300)	No estimate--see new construction by income group" (below) 67 units	
Small and large families:	Renters: Small families that are very low & low income (1,178). Large families that are very low & low income (214)	13 units	
Minorities:	Renters: Hispanic origin households that are very low & low income (573)	No estimate--see "New construction by income group" (below)	Hispanic Origin breakdown: 130 elderly 375 sm. family 68 lg. family
	Renters: Other minority households that are very low & low income (39)	No estimate - see "New construction by income	Breakdown: 15 Black 12 Native American 12 Asian or Pacific Islander
Homeless Farmworkers:	NA NA	NA NA	Additional transition housing units needed
New	NA	2,094	Based on SACOG household projections
New Construction by income group.	Very low income 168 Low Income 488 Moderate income 250 ' 1485	City SACOG 781 534 504 1,146	Based on SACOG household projections

¹Unit need is not necessarily additive due to overlapping need categories.

²Housing Assistance Plan.

TABLE 7

**CITY PROPOSAL TO MEET
HOUSING PRODUCTION TARGETS 1991-1996**

Multi Family

Southeast Area

Remainder of Phase 1 of General Plan
(Assumes a density of 20 units per acre)

Total Multi Family Units 715

(168 units) will be Very Low Income Units
(488 units) will be Low Income Units
(59 units) will be Moderate Income Units

Single Family/Duplex

Southeast Area 1,145

Approved Projects 448

Vacant To Be Developed 83

Total Single Family/Duplex Units 1,676

(191 units) will be Moderate Units

(1485 units) will be Above Moderate Units **Total Units 2,391**

The low income units and above moderate units can be met by the private developers with the participation of Federal, State and/or local government through programs such as expedited processing, tax credits and fee waivers. The very low income units and moderate units require a joint effort by the City of Woodland Redevelopment Agency and the private developers.

QUANTIFIED OBJECTIVE

	Income Level	New Construction	Rehab	Conservation
Very Low-Income	168	20		10
Low-Income	488	70		15
Moderate-Income	250	0		0
Above Moderate	1,495	0		0

5. AT RISK UNITS

Consistent with State Requirements, this report includes the following parts:

1. An inventory of restricted low income housing projects in the City and their potential for conversion by 2001;
2. An analysis of the costs of preserving and/or replacing the units "at risk";
3. Quantified objectives for the number of "at-risk" units to be preserved;
4. An analysis of the organizational and financial resources available for preserving and/or replacing the units "at-risk";
5. Programs for preserving the "at-risk" units.

INVENTORY OF UNITS AT RISK

This section identifies all of the low income housing units in the City of Woodland that are at risk of converting to non-low income housing uses between July 1, 1989 and July 1, 2002.

This inventory includes all multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs and local in-lieu fee, inclusionary, density bonus, or direct assistance programs. The inventory covers all units that are eligible to change to non-low income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. This inventory was compiled by interviews with City staff, the County Housing Authority, HUD and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1990" (California Debt Advisory Commission).

<u>PROJECT</u>	<u>NO. OF UNITS</u>	<u>POTENTIAL CONVERSION DATE</u>
Summertree Apts.	93	1995
Crosswoods Apts.	48	1990
Cottonwood Apts.	95	1991
Heritage Oaks Apts.	24	1994
TOTAL	260	

Conversion Potential: The likelihood that the "at risk" units will convert to non-low income housing will depend primarily on the availability and attractiveness of incentives encouraging their continued use as low income housing.

Under the Section 8 certificate program, HUD pays owners the difference between what tenants can pay (defined as 30 percent of household income) and what HUD and the local Housing Authority estimate to be Fair Market Rent on the unit. It is anticipated that owners of existing units with Section 8 certificate contracts will be given the option to renew those contracts when they expire.

COST ANALYSIS

The following analysis examines both the cost of preserving the affordability of the units at risk and the cost of producing new rental housing comparable in size and rent levels to replace the units which could convert. This analysis also includes a comparison of these respective costs.

The location of the units at risk in Woodland within developments that also contain market rate units makes it impractical to analyze the cost of obtaining all of the actual units subject to potential conversion. It would not be cost effective to split up ownership of these projects to acquire for preservation of only the rent restricted units. Therefore this analysis addresses the costs of supplementing and replacing Section 8 contract subsidies. The purpose of supplementing the Section 8 subsidy would be to make the amount that an owner would receive by continuing with the Section 8 contracts competitive with what the owner could receive on the open market.

Unfortunately, it is not possible to ascertain with much certainty the level of necessary subsidy. Both the current rent set by the Housing Authority and the actual market rent are unique to each project. The amount of subsidy, if any, required to keep owners in the Section 8 programs by compensating for any difference between Section 8 and market rents and for the other disincentives of participating in the program will vary project by project.

This analysis assumes that the subsidized units average two bedrooms in size and uses assumptions based on the average rent for two bedroom units in Woodland and current affordable rent figure for very low income households of \$400. Under these assumptions the amount of per/unit subsidy required to keep the units affordable to very low income households is \$75.

\$475 (average market rent)
-400 (affordable rent for very low income)
\$ 75 (necessary subsidy)

At \$75 per unit per month, the total subsidy required for all 260 units would be \$19,500 per/month or \$234,000 per year, or \$4,680,000 for 20 years.

REPLACEMENT COST OF AT-RISK UNITS

The City arrived at an estimated cost to produce comparable units to replace those at risk by reviewing actual costs paid by (a) the Yolo Housing Authority for a public housing project; (b) the Public Works Department for the cost per unit of a project currently under construction; (c) one local private developer which constructs projects within the Section 8 income range; and (d) one nonprofit housing corporation planning to construct affordable units in the City. Projects reviewed included a range of sized and rent levels to arrive at an average cost to produce new housing units to replace all units which could change from low-income to market rate use in the next five years. Based on the above sources, the average cost has been estimated at \$90,000 per unit.

The City estimates that by the year 2001 a total of 260 units will technically be at risk of converting to market rate. This means that \$23,400,000 would have to be generated to replace Woodland's total at-risk units.

The costs of new construction, however, could be partially offset through the combined use of market rate and low interest loans and grants.

COST COMPARISONS

Total costs of new construction to replace at risk units is considerably higher than the costs of subsidizing or replacing Section 8 contracts. Nevertheless, new construction or the acquisition of replacement housing by the City or by nonprofits would assure the continued affordability of the units to a degree that subsidies would not. The following section discusses resources for preserving or replacing these units.

RESOURCES FOR PRESERVATION

This section discusses two types of resources available for preserving "at risk" units: a) financial resources potentially available to purchase or supplement existing units, or to build replacement housing, and b) entities with the interest and ability to purchase and/or manage replacement units. Although the dispersal of units at risk in Woodland within market rate projects makes it less likely that units will be preserved through acquisition, this is still an important resource to consider for possible purchase or construction of replacement units.

FINANCING/SUBSIDY RESOURCES

There is a variety of potential funding sources available for potential acquisition, subsidization or replacement of units at risk. Due to both the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required.

REDEVELOPMENT SET-ASIDE:

State law requires redevelopment agencies to set aside at least 20 percent of tax increment revenues for increasing and improving the community's supply of low and moderate income housing, unless certain exceptions apply. Set-aside funds last year totaled around \$69,000. City staff however estimates that set-aside funds may grow by 20,000 per year, beginning in 1992, and is in the process of developing a work program to allocate expenditure of these funds.

CDBG FUNDS:

Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for funding a wide range of community development activities. Subject to certain restrictions, Woodland could use some of its CDBG funds to acquire or subsidize the "at risk" units, rehab of substandard units or fund self help projects, so as to retain their availability for use as low income housing. Yearly CDBG allotments for Woodland housing range from \$150,000 to \$250,000.

GENERAL REVENUES:

The City does not currently fund housing programs out of general revenue funds and, consequently, does not have any general revenue funds set aside for housing.

ACTIONS BY THE CITY TO PRESERVE "AT RISK" UNITS

The City will work with the Yolo County Housing Authority, local nonprofit housing entities, and the California Housing Partnership (CHP), in accordance with the "Low Income Housing Preservation and Resident Homeownership Act of 1990" (LIHPRHA), to preserve low-income units threatened with conversion to market-rate housing through prepayment of subsidized mortgages.

Specific actions could include:

1. Determine which projects are immediately at risk and determine if a Notice of Intent or a Plan of Action pursuant to LIHPRHA has been

filed by the owner and assure notices and plans have been properly filed.

2. Contact owners of projects eligible to convert to advise them of their alternatives under LIHPRHA and to determine the financial status of the project.
3. Provide technical to owners and qualified purchasers of at risk projects.
4. Provide financial assistance on a project specific basis to qualified purchasers of projects at risk.
5. Monitor the LIHPRHA process for each project to assure actions are taken in a timely manner to preserve the low-income units.
6. Provide regular reports to the City Council regarding the status of the at risk projects in Woodland.
7. Provide technical assistance to the tenants. Detailed program of specific steps pursuant to LIHPRHA should be developed, for each project, and undertaken with the assistance of the California Housing Partnership.

The Cost of preservation pursuant to LIHPRHA should be significantly less than previous projections.

Under LIHPRHA, if the owner stays in there would little or no cost to the City; if the project is sold the purchaser is only required to provide 5% of the equity plus any rehabilitation costs that can not be amortized with the low-income rents. Acquisition costs will depend on the characteristics of each project including age, financing, need for rehabilitation etc. CHP is providing me a cost estimate of acquisition, by a nonprofit, of a hypothetical 100 unit, 20 year old project from which the City will develop an estimate for projects in Woodland.

ENTITIES WITH CAPACITY TO ACQUIRE AND MANAGE ASSISTED PROJECTS

There are two local nonprofit with the capacity to acquire and manage assisted projects to preserve their low income use. One is the local Housing Authority. The other is The Development Assistance Corporation in Woodland.

6. City Subsidized Units - 117 units. Those units are as follows:

	<u>Termination Year</u>
1) Pebblewood 4 units 260 California Street	2005
2) Woodland Manor 5 units 127 Main Street	2006
3) Walnut Wood 3 units 514 Community Lane	2004
4) The Greens 13 units 251 W. Lincoln Avenue	2011
5) Stella Apartments 2 units 25 W. Lincoln Avenue	2012
6) Courtside Village 25 units 255 Sonoma Way	2014
7) Lincoln Gardens - 65 units 850 West Lincoln Avenue	2012

7. CONCENTRATION OF RACIAL AND ETHNIC MINORITIES AND LOW INCOME RESIDENTS

There is no concentration of racial and ethnic minorities in the City of Woodland.

The concentration of low income residents occurs in census tracts 108, 109, 110 and 111. Over 50% of the households in the census tracts are low income according to 1980 Census. Those census tracts are located in the older part of the community primarily between Kentucky Avenue and Cross Street and West and East Streets. The attached map indicates those low income areas.

8. REDEVELOPMENT FUNDS:

The Redevelopment Agency is currently establishing an internal mechanism to track all housing within the Project Area. The intent is for the Agency to be able to report on the number of units created, rehabilitated, retained or lost. The reporting would be on a continuous basis which will allow the Agency to respond immediately to questions.

To date there has been no new housing in the Redevelopment Project Area

except those units in the old Rice Mill Building on Court Street. Those units combine a Studio apartment together with an Artist "working showroom". Those units rent for a total of \$675 per month. Although it is very difficult to find a comparable rent situation for appraising purposes, those units are aimed at lower income artists. No Agency funds were used to create these live/work units. But, the Agency is currently evaluating a loan to help pay for a major soil contamination clean-up problem. Finally, since the time of the formation of the Agency, no housing units in the project area have been lost.

As to whether the Agency has met "its inclusionary obligations", to date the Agency has spent only minimal housing funds from the Low to Moderate set aside. However, the Agency has acted to guarantee a mortgage for housing for homeless families in transition. That guarantee obligates the Agency to pay a \$180,000 mortgage in the event of default from the Non-Profit Operator.

Presently the Agency has undertaken the soil study of certain City owned property for the purpose of determining if the site can be used for housing. In order to use the site for housing, the site must be clear of environmental hazards and must be re-zoned after a General Plan change.

Assuming the first hurdle of soil contamination is cleared, the Agency will proceed with the General Plan and Zone change while subdivision map is being prepared. The exact nature of the subdivision lay-out and housing mix will be the result of reaching an agreement with the people in the neighborhood. The agreement will, of course, have to be approved by the City with respect to providing housing for people of all income levels. The third area of focus by the Agency is the Woodland Hotel. At this time there has been no decision by the Agency as to the Re-use of the Hotel. If the Redevelopment Agency Board of Directors does make a decision to continue the Hotel for residential use, the Agency will likely expend funds from the low-to-moderate housing set aside to assist with the rehabilitation of the facility.

The Agency 1992/93 budget proposal calls for the expenditure of the entire \$113,000 accumulated in the low-to-moderate income housing fund. The projects will be the development of the City owned land as described above and the Hotel pending a housing use decision.

9. SOURCES

1980 and 1990 Census
State Department of Finance
Sacramento Area Council of Governments
Yolo County Housing Authority
Yolo County Social Services
Yolo County Homeless Coordinator
Yolo Wayfarers
Cannon Real Estate

Whittle Property Management
Bornholdt Consulting
Yolo County Source Book for Community Planners
Yolo County - Proposed Housing Element
Regional Housing Needs Plan for the SACOG Region

II.

HOUSING PROGRAM

II. HOUSING PROGRAM

A. INTRODUCTION

State Housing Law (Government Code Section 65580) requires a housing program which sets forth a five-year schedule of actions the City is taking or intends to undertake to implement its housing policies and achieve its housing goals and objectives. In order to make adequate provision for the housing needs of all economic segments of the community, the housing program is required to:

1. Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing and mobile homes, in order to meet the community's housing goals.
2. Assist in the development of adequate housing to meet the needs of low and moderate income households.
3. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
4. Conserve and improve the condition of the existing affordable housing stock.
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

In addition, the housing program is also required to identify the agencies and officials responsible for the implementation of the various scheduled actions.

The housing program is one of the major components of the Housing Element in addition to the housing needs assessment. The housing program is developed in response to specific needs which are identified in the housing needs assessment as well as the various State Housing Law requirements specified above.

B. PROGRAM ORGANIZATION

The housing program of the City of Woodland is made up of goals, policies and actions. There are six housing goals which are as follows:

1. Promote Adequate Housing For All Persons

2. Encourage the Maintenance of Housing
3. Assure Housing Opportunities Are Open to All People
4. Achieve An Orderly Pattern of Residential Development
5. Enhance the Quality of Life For All Woodland Residents
6. Establish Development and Construction Standards Which Encourage Energy Conservation

Each goal is supported by policies that will lead to the accomplishment of that goal. Each policy is supported by actions that will assure that the policy is carried out. Each action has a specific 6 year objective which states the expected result of the action, an indication of who is responsible for performing the action, and a schedule or time frame indicating when the action should occur. Housing program also includes a five year schedule for the completion or attainment of the housing objective.

C. DEVELOPMENT OF HOUSING

1. Goal for the Development of Housing-Promote the provision of adequate housing for all persons in the City including those with special housing needs.
2. Policies for the Development of Housing:
 - a. To encourage and assist the construction of a variety of housing types with varying densities and prices, for both sales and rental, that are affordable to all income groups, particularly very low income and special needs groups.
 - b. To encourage private builders and developers to participate in federal, state or other programs that assist in providing and maintaining housing affordable to very low income and special needs groups.
 - c. To participate, whenever eligible, in federal, state or other programs that assist in providing and maintaining housing affordable to very low income and special needs groups.
 - d. To continue to work cooperatively with neighboring cities, Yolo County and the Sacramento Area Council of Governments (SACOG) to ensure that Woodland plans for its "fair share" of housing needs.

- e. To cooperate with and seek the advice of developers, builders, financial institutions and interested citizens on housing needs and the solutions to housing problems.
- f. To ensure that there is sufficient land zoned for a variety of housing types, residential densities and housing prices that will meet the needs for projected growth.
- g. Allow residential uses over commercial uses in the Central Commercial area.
- h. Review homeless needs with Yolo County and other cities in the county and propose coordinated programs to meet identified needs.
- i. Require that development proposals include consideration of Housing Element housing actions.
- j. Provide emergency housing for the health and safety of Woodland residents.
- k. Balance employment opportunities with the provision of housing, matching housing costs to wage levels.
- l. Require through specific plans, neighborhood design standards and development review a mix of housing types, densities, designs and prices/rents in each planning area where land is available.
- m. Disperse lower, moderate and higher cost housing throughout the City, each planning area and each subdivision where feasible due to the availability of land and adequate service facilities.
- n. Emphasize the basic human need for housing as shelter.
- o. Assure that residential land use designations are consistent with SACOG household projections by income group.
- p. Coordinate Redevelopment Agency infill housing programs with community wide housing needs.

3. ACTIONS FOR THE DEVELOPMENT OF HOUSING

- a. The City will continue to cooperate with and advise developers in the use of the P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as: zero lot lines, cluster development, private streets, higher densities, mixed uses, parking and setback variations and other innovative approaches.

Objective: To encourage developers to use PD Zoning and cost reducing techniques.

Responsibility: Community Development Director
City Manager
Planning Commission
City Council

Schedule: To start with adoption of Housing Element and continue until 1996 or until Housing Elements revised.

- b. The City will continue to cooperate with and advise developers in the use of the City's Bonus Incentive Program. Bonus incentives are available to developers for including lower income units in their projects.

Objective: To encourage developers to use the City's Bonus Incentive Program.

Responsibility: See "a" above.

Schedule: The Bonus Incentive Program is in place and available to developers. Four (4) projects have received bonus densities over the past eight (8) years.

- c. The City will review its Building Code, Zoning Ordinance, Subdivision Ordinance and development review procedures annually to identify and eliminate requirements which are unnecessary or unreasonably increase the cost of housing. The City Council and the Planning Commission will conduct public hearings.

Objective: To perform reviews to identify and eliminate unnecessary requirements.

Responsibility: Planning Commission
City Council

- Schedule: To start with adoption of Housing Element and be completed once a year.
- d. The City will continue a "fast track" system for projects designed to serve very low income and special needs groups.
- Objective To continue to implement fast track system for very low income units.
- Responsibility: Community Development Director
Planning Commission
City Council
- Schedule: System is ongoing.
- e. The City will continue to approve developments that provide housing for moderate and above moderate income groups where consistent with the Housing Element and Zoning Ordinance.
- Objective: Approval of an average of 435 units per year.
- Responsibility: Community Development Director
Planning Commission
City Council
- Schedule: A continuing program that will continue until 1996 or until Housing Element
- f. The City will continue to cooperate with Yolo County, other cities in the County, developers and builders and with financial institutions to develop tax exempt mortgage revenue bonding.
- Objective: To develop a source of funding to subsidize housing units by allowing housing sponsors to provide affordable units and undertaking a mortgage revenue bond program. To subsidize units of housing for low and moderate income families or special needs groups by 1996.
- Responsibility: Community Development Director
City Council
Planning Commission
- Schedule: The City will meet with other agencies and developers in 1993 to develop a revenue bond program.

- g. The City will request information from the Department of Housing and Urban Development, the State Department of Housing and Community Development and the California Housing Finance Agency on actions it can take to assist developers to participate or how the City itself can in programs designed to provide affordable housing.

Objective: To encourage developers to participate in programs to provide affordable housing and to apply for programs for which the City is eligible.

Responsibility: Community Development Director
Planning Commission

Schedule: To start with the adoption of the Housing Element and to continue until 1996 or until the Housing Element is revised.

- h. The City will assist and cooperate with non-profit housing development corporations and self-help housing sponsors. The City will request that each corporation, or sponsor it assists, develop a list of activities or actions the City can undertake to assist it in providing affordable housing to very low income and special needs groups.

Objective: To provide staff support and/or funding to non-profit housing development corporations or self-help housing sponsors each year until 1996. To stimulate construction of housing units for low income and special needs groups.

Responsibility: City Council and non-profit housing development corporations or self-help housing sponsors.

Schedule: To start discussion re: non-profit housing.

- i. The City will annually review its eligibility for various federal and state programs providing assistance to low income and special needs groups and will submit applications for appropriate programs for which the City is eligible.

Objective: Annual review of eligibility and at least one application per year. Programs appropriate include:

Rental Housing Construction Program
 California Self-Help Housing Program
 Emergency Shelter Program
 California Housing Trust Fund
 Housing Assistance Program
 Section 8 Lower Income Housing Assistance
 Program
 Rental Housing Rehabilitation
 Section 202 Housing for the Elderly or
 Handicapped
 Section 312 Rehabilitation Loans

Responsibility: Community Development Director

Schedule: Review to be completed annually.

- j. The City will establish a housing monitoring program. The City will maintain data needed for the monitoring program including:

Inventory of Vacant Residential Land - Annually
 Residential Projects in Progress - Three (3) times a year
 Residential Building Permits Issued - Annually
 Residential Building Permits/Final - Annually
 Postal Vacancy Study - Annually
 Apartment Vacancy/Rent Survey - Annually
 Home Sales Survey - Annually
 Multiple Listing Service Summary - Annually
 Inventory of Vacant Commercial and Industrial Land - Annually
 Infrastructure and Public Services Capacity - Annually

Objective: Present data to City Council and Planning Commission.

Responsibility: Community Development Director

Schedule: To start with adoption of Housing Element
 . Continuous until 1996 or until monitoring
 program is modified.

- k. The Planning Commission will hold a meeting each year to review the Housing Monitoring Report and will consider program responses to remedy housing shortfalls and other problems that are identified.

Objective: One (1) meeting each year and report

recommendations to City Council.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: In February of 1993 the Commission will
review the Monitoring Report

1. The City will continue to utilize its "fair share" housing allocation from the Sacramento Area Council of Governments (SACOG) for planning purposes. This "fair share" housing allocation must be predicated on other jurisdictions in the region utilizing their "fair share" and not avoiding the requirement. This will require providing an adequate amount of medium density residential land subject to compliance with the City's Level of Service Plan.

Objective: To base planning for housing on the City's "fair share" allocation of housing by income group; 35% of all housing units shall be multiple family.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: Continuing program to continue until 1996 or
until Housing Element is revised.

- m. The City will cooperate with the City of Woodland Redevelopment Agency to provide financing to assist housing construction for units serving low and moderate income families and special needs groups.

Objective: To assist in housing construction for low and moderate income families and special needs groups. 15% of Redevelopment housing units will be for low and moderate income people.

Responsibility: Community Development Director
City Manager
City Council

Schedule: The Redevelopment Agency intends to assist a developer in providing six (6) dwelling units on the second story of an existing commercial building.

- n. The City will monitor and evaluate the achievement of the goals, policies, actions and objectives contained in the Housing Element on an annual basis with major modifications to the Housing Element as needed. The annual reporting and evaluation would take place no later than October 31 as part of the CHAS plan for HUD.

Objective: Provision of data to City Council and Planning Commission.

Responsibility: Community Development Director

Schedule: Evaluation to be completed annually.

- o. Encourage the development of housing affordable to very low, low and moderate income households as well as above moderate income households in Woodland by enlisting the cooperation of private developers in considering and implementing the policies and actions of the Housing Element. Prior to application for development permits developers will be required to review and consider the Housing Element policies and actions. Added to the initial study checklist form will be the question, "Have the Housing Element program statements been considered as part of the project?" Documentation will be required where the project is estimated not to utilize Housing Element policies.

Objective: Encourage developers to consider Housing element policies and actions when submitting development proposals.

Responsibility: Community Development Director

Schedule: To start with adoption of Housing Element and continue until Housing Element is revised.

- p. To allocate CDBG funds for transitional housing.

Objective: Provide grant to The Wayfarers for transitional housing for homeless people.

Responsibility: Community Development Director
City Council
Wayfarers

Schedule: The City has committed \$16,000 of CDBG money for transitional housing. This will

provide homeless people housing for a few months so they can locate to more permanent housing.

- q. Encourage the development of affordable housing units by considering a waiver or reduction of City fees and requirements including Property Development Fee, the use permit fee, rezoning fee, preliminary/tentative map and final map fee, General Plan amendment and processing fee, negative declaration fee, EIR fee, park and school fees, setback and yard requirements and lot size requirements. Any waiver or reduction of City fees and requirements shall require the establishment of a monitoring program.

Objective: Reduce cost of housing by reducing City fees and requirements.

Responsibility: Community Development Director
City Council

Schedule: In August of 1991 the City adopted a waiver/deferral of fees for affordable housing. Attachment 4 is a copy of that policy.

- r. Continue to facilitate the provision of emergency housing.

Objective: Provide cold weather emergency housing.

Responsibility: Community Development Director

Schedule: Program is in place.

NOTE: Emergency housing is a Conditional Use in the Commercial and Residential Zones and a permitted use in the Industrial Zone. The Conditions of Approval include the following:

1. Secure approval and satisfy requirements of all agencies of jurisdiction.
2. Install trash enclosure to the satisfaction of the Community Development Director.
3. Install kitchen facilities to the satisfaction of the Yolo County Environmental Health Agency and obtain any necessary permits for food services from that Agency.
4. Hours of operation except for temporary housing shall not begin

before 7:00 AM not extend beyond 8:00 PM daily.

5. The facility must comply with the uniform building code.
6. The facility must comply with the uniform fire code.
7. The Community Development Director determines that the facility has proper supervision.

s. Allocate CDBG funds for housing rehabilitation.

Objective: Allocate CDBG funds for administration of Housing Rehab Program 8 units.

Responsibility: Community Development Director
Connerly and Associates

Schedule: Expend \$138,700 during 1991-92.

t. Continue to contract with the Yolo County Housing Authority for the administration of the HUD Section 8 certificate program.

Objective: Secure an additional 10 certificates by September 30, 1998.

Responsibility: Community Development Director
Yolo County Housing Authority

Schedule: Continuous until July 1, 1996.

u. Continue to utilize Granny Flat Ordinance.

Objective: Construct elderly units.

Responsibility: Community Development Director

Schedule: The City anticipates that two (2) granny flats will be built by 1996.

v. Continue to monitor housing and economic growth to assure an appropriate jobs/housing balance with a mix of housing that is affordable for the local work force.

Objective: Assure an adequate supply of housing based on existing

and projected levels of employment and economic growth.

Responsibility: Community Development Director

Schedule: Continuous until 1996 unless modified.

- w. The City will continue to contract for the services of Yolo County's Homeless Coordinator through a joint powers agreement. Program to be funded through Redevelopment Funds.

Objective: Provide for needs of homeless in Woodland. Homeless Coordinator to coordinate activities of Yolo County and cities in Yolo County and secure grants in order to provide shelter, food and other appropriate assistance.

Responsibility: Homeless Coordinator - Redevelopment Agency

Schedule: An ongoing program.

- x. The City will require relocation assistance to tenants relocated as a result of removal of housing.

Objective: Maintain housing for relocated people.

Responsibility: Community Development Director

Schedule: An ongoing program.

- y. The City will explore the feasibility of alternative public improvement financing mechanisms.

Objective: Provide more housing.

Responsibility: Community Development Director

Schedule: An ongoing program.

- z. The City will amend the Zoning Ordinance to allow multi-family units in the C-3 Zone.

Objective: Provide more housing

Responsibility: Community Development Director

Schedule: Complete in 1993

- aa. For Phase I the City will require 10% of the new multiple family units be very low units and that 15% of the new multiple family units be low income units or 20% of the new multiple family units be very low income units. These units shall be maintained as low and very low income units for 40 years.

For Phase I the City will establish a goal that 10% of all single family and duplex units be moderate income units.

Objective: Provide more housing for very low, low and moderate income people.

Responsibility: Community Development Director

Schedule: Enact an ordinance in 1993.

- bb. For Phase II and III the City will require 15% of the new multiple family units be very low income units and that 10% of the new multiple family units be low income units or 20% of the new multiple family units be very low income units. These units shall be maintained as low and very low income units for 40 years.

Objective: Provide more housing for very low income and low income people.

Responsibility: Community Development Director

Schedule: Enact an ordinance in 1993.

- cc. For Phases II and III the City will require that 10% of all new single family units be affordable to low income units and establish a goal that 10% of all single family and duplex units be moderate income . The following methods will be considered to implement the requirements:

1. The City waive all fees.
2. Special finance mechanism be set-up.
3. Buyers be qualified.
4. Flexibility in design for developers.

Objective: Provide more housing for very low, low, and moderate income people.

Responsibility: Community Development Director

Schedule: Enact an ordinance in 1993.

- dd. Policy: It is the policy of the City of Woodland that the use of economic discrimination in the approval of tenants for rental housing will not be tolerated. Economic discrimination is the use of an arbitrary barrier such as salary to rent ratio of 30% to refuse people as renters. To carry out this policy, the City of Woodland will undertake the following steps:

1. Facilitate a meeting with the rental property owners and various social services organization and agencies to discuss mechanisms to evaluate tenant applications and discuss the problems with economic evaluations in the of themselves. Meeting(s) shall commence within three months of the adoption of the revised Housing Element.

2. One year after the adoption of the Housing Element, a meeting will be held by city of parties involved within these discussion to determine whether the meetings have been productive. If it is determined that additional authority is needed, the City shall introduce an ordinance on the banning of economic discrimination. If all else fails the City may introduce an ordinance on the banning economic discrimination.

3. The Community Development Department will provide information to rental management or ownership regarding the policy against economic discrimination upon the receipt of complaints regarding the use of such a mechanism.

Objective: To prevent economic discrimination.

Responsibility: Community Development Director

Schedule: An ongoing program.

- ee. The City will review the availability of vacant multiple family land to determine if there is adequate land for low and very low income units.

Objective: Provide housing for very low income people.

Responsibility: Community Development Director

Schedule: Review as a part of the General Plan Update that begins in 1993.

- ff. The City will consider establishing a land use designation for townhouses, duplexes and condominiums.
- Objective: Provide housing for moderate income people.
- Responsibility: Community Development Director
- Schedule: Review as a part of the General Plan Update that begins in 1993.
- gg. The City will establish a minimum density of eight (8) units per acre for the Medium Density Residential Land Use Designation.
- Objective: Provide housing for moderate income people.
- Responsibility: Community Development Director
- Schedule: Amend the Zoning Ordinance in 1993.
- hh. The City will encourage move up housing.
- Objective: Provide housing for above moderate income housing.
- Responsibility: Community Development Director
- Schedule: Review as a part of the General Plan Update that is being considered in 1993,

D. MAINTENANCE OF HOUSING

1. GOAL FOR THE MAINTENANCE OF HOUSING-

Encourage the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.

2. POLICIES FOR THE MAINTENANCE OF HOUSING

- a. Continue rehabilitation of substandard residential units using federal and state subsidies for low and moderate income households.
- b. Continue enforcement by the Building Inspection Division and other appropriate agencies of the Building, Electrical and Fire

Codes and Health and Safety Regulations.

- c. Continue replacement of unsafe or dilapidated housing units.
- d. Periodically survey housing conditions to identify substandard residential units.

3. ACTIONS FOR THE MAINTENANCE OF HOUSING

- a. The City will explore the use of Section 17299 of the California Revenue and Taxation Code or other methods of prohibiting tax deductions for owners of substandard rent units cited for code violations.

Objective: Request a report from City Attorney on how the City and use this or other appropriate code sections.

Responsibility: City Attorney

Schedule: Report to be submitted to City Council by December 31, 1993.

- b. Continue rehabilitation of substandard residential units using the CDBG program and other available government programs, Continue to provide information to all residents regarding available home rehabilitation programs. Increase public awareness of self-help and rehabilitation programs through outreach programs.

Objective: Continue to rehabilitate until 1996.

Responsibility: Community Development Director

Schedule: Continuous until 1996.

- c. Continue to support a mixture of residential and commercial uses in the downtown area that will allow housing to be retained or re-established.

Objective: Retain and/or re-establish housing in the downtown area.

Responsibility: Community Development Director

Schedule: Ongoing program.

- d. The City will continue to include funds in its operating budget for building code and blight enforcement programs.

Objective: To continue to enforce building code and blight enforcement programs.

Responsibility: Community Development Director
City Council

Schedule: Ongoing program.

- e. The City will review its eligibility for Federal and State home repair and renovation programs annually and apply for appropriate eligible programs.

Objective: To review state and federal rehab programs each year and apply for eligible programs.

Responsibility: Community Development Director

Schedule: Ongoing program.

- f. Continue to update the status of housing conditions to determine the need for housing rehabilitation and the removal of unsafe rental units.

Objective: Determine the condition of city's housing stock.

Responsibility: Community Development Director

Schedule: Ongoing program.

E. GOALS, POLICIES AND ACTIONS FOR EQUAL OPPORTUNITY IN HOUSING

1. GOAL FOR EQUAL OPPORTUNITIES IN HOUSING

Assure that housing opportunities are open to all without regard to income, source of income, marital status, age, sex, religion, color, race, national origin, ancestry or handicap.

2. POLICIES FOR EQUAL OPPORTUNITY IN HOUSING

- a. To ensure that all laws and regulations prohibiting discrimination in lending, the sale of homes and rental practices are enforced.
- b. Promote housing programs that maximize equal opportunity and avoid economic segregation.
- c. Continue to fund and support the joint City-Yolo County Fair Housing Program.
- d. Support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.
- e. Assess housing programs to assure equal opportunity in housing.
- f. The City of Woodland shall formulate an overall "scattered site" housing policy for all assisted housing, including publicly and privately financed housing projects.

3. ACTIONS FOR EQUAL OPPORTUNITY IN HOUSING

- a. The City will evaluate the need for modifications to the P-D Planned Development Overlay Zone and Subdivision Ordinances to require developers to submit affirmative action marketing programs to the City.

Objective: To determine if affirmative action marketing requirements would reduce discrimination.

Responsibility: Community Development Director
Fair Housing Specialist
Planning Commission
City Council

Schedule: Ongoing program.

- b. The City will continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the City and to any housing provider who requests such information.

Objective: To provide information on anti discrimination in housing to any person requesting it.

Responsibility: Fair Housing Specialist

Schedule: Ongoing

- c. The City will continue to contract for the services of Yolo County's Fair Housing Specialist through a joint powers agreement.

Objective: Fair housing services for the City of Woodland

Responsibility: Community Development Director
City Council

Schedule: An ongoing program that coincides with the funding cycle for the HUD Entitlement Cities CDBG Program.

- d. The City will develop a policy of "scattered sites" to distribute assisted housing throughout the City.

Objective: Maximize choice, avoid economic segregation and lessen impacts on adjoining residential areas, municipal services and schools.

Responsibility: Community Development Director

Schedule: Ongoing program.

- e. The City will seek to establish through CDBG funds a program for low income renters to secure emergency low-interest loans or grants for their first and last months' rent plus cleaning deposit or back payments for rent in order to secure and keep rental housing.

Objective: Provide greater housing opportunities, assist the homeless and avoid evictions.

Responsibility: Community Development Director
City Council

Schedule: Adoption by 1994.

F. GOALS, POLICIES AND ACTIONS FOR PLANNING FOR RESIDENTIAL AREAS

1. GOAL FOR PLANNING FOR RESIDENTIAL AREAS

Achieve an orderly pattern of residential development which considers growth needs, the provision of municipal and public services and environmental protection.

2. POLICIES FOR PLANNING FOR RESIDENTIAL AREAS

- a. Assure that new housing efficiently uses land and causes minimum environmental impact.
- b. Assure that new residential development is consistent with adopted growth policies and meets projected growth needs.
- c. Through appropriate land use regulations and development review programs and regulations, guide new development into those areas which can best accommodate growth, such as areas which are currently served by municipal facilities and services and are not prime agricultural lands.
- d. Preserve prime agricultural lands by directing new development away from these ished through selective extension of municipal facilities and services, and through allowance of moderately increased residential densities in areas of desired development.
- e. Encourage redevelopment, at somewhat higher densities where appropriate, of underused land in older urban areas of the City such as near the downtown area.
- f. Continue to use the P-D Planned Development Overlay Zone to encourage creative solutions to housing design and orientation, consolidation of open spaces and both sensitive and reasonable increases in residential densities.
- g. Continue to coordinate City housing policies and actions with those of Yolo County, neighboring cities and the Sacramento Area Council of Governments.
- h. Assure that new residential development is consistent with approved City Services Master Plans and Service Level Plans.

- i. The City will continue to support Yolo County's Urban Development Policy which requires that urban uses be located in the City Limits within the City's General Plan boundaries.

3. ACTIONS FOR PLANNING FOR RESIDENTIAL AREAS

- a. The City will require Development Reviews of residential projects to assure consistency with the Goals and Policies of the Housing Element pertaining to orderly adequate levels of municipal services.

Objective: Achieve Goal and Policies for planning for residential areas.

Responsibility: Community Development Director

Schedule: Start with adoption of Housing Element and then continuous until 1996.

G GOALS, POLICIES AND ACTIONS FOR QUALITY NEIGHBORHOODS

1. GOAL FOR QUALITY NEIGHBORHOODS

Enhance the quality of life for all Woodland residents through the creation and maintenance of well designed and appropriately served resident environments.

2. POLICIES FOR QUALITY NEIGHBORHOODS

- a. Pre-plan residential areas prior to development to assure neighborhoods which have safe and convenient access to schools, parks, commerce, transportation and employment opportunities as well as a suitable mix housing types. Specific plans will be required for Phase II residential area and the Phase III Area.
- b. Require specific plans and subdivision proposals to indicate building types densities and variety to be provided within each area of similar housing type and density.
- c. Continue to administer the Community Development Block Grant Program in a manner which maximizes the use of resources to

satisfy neighborhood revitalization needs and community wide public facility and improvement needs.

- d. Establish incentive programs (utilizing capital improvement funds, block grant funds, etc.) for residents willing to assist in upgrading their homes and neighborhoods.
- e. Protect residential development from incompatible land uses within residential zones.
- f. Locate larger apartment complexes along arterial streets, limit size and density and require design variety.
- g. Continue to allow institutional uses in residential areas that are needed near homes and benefit from a residential environment. These include churches, schools (private and public), family day care centers and homes, nursing homes and social organizations.
- h. The City will continue to work closely with the Woodland Joint Unified School District to jointly plan for schools and parks on adjoining sites.

3. ACTIONS FOR QUALITY NEIGHBORHOODS

- a. The City will review the impact of proposed low income assisted housing through the Development Review and Environmental Review processes. If the reviews indicate that significant negative impacts will occur because of a concentration of assisted units, the City will work cooperatively with the developer to disperse the assisted units or develop impact mitigation requirements as a condition of approval.

Objective: To disperse assisted units throughout the City.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: To start with adoption of Housing Element and Continue ongoing until 1996 or until Housing Element is revised.

- b. Continue to administer the City's Blight Ordinance.

Objective: Prevention and removal of neighborhood blight.

Responsibility: Community Development Director
Building Inspector
City Attorney

Schedule: Ongoing

c. Continue the City's Tree Planting and Street Tree Program.

Objective: Plant approved street trees on residential lots.
Maintain mature trees in the tree planting and
maintenance easements.

Responsibility: Public Works Director

Schedule: Ongoing

d. Continue City's Street Sweeping Program and Refuse Program.

Objective: Enhance attractiveness of neighborhoods by
regular street sweeping and refuse removal.

Responsibility: Finance Department
Public Works Director

Schedule: Ongoing

e. The City will continue to develop and adopt neighborhood design standards and criteria for new and existing residential areas. Appropriate topics will include: street design, energy conservation, circulation, parking, noise walls, landscaping, mixing housing types visual diversity and community image, schools, parks and open space, bike paths, accessibility standards, service levels, and compatibility and site planning of non-residential and multiple family residential uses.

The neighborhood design standards and criteria shall be incorporated as appropriate into the specific plans for the community.

Objective: Develop and adopt neighborhood design standards.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: Ongoing

H. GOAL, POLICIES AND ACTIONS FOR ENERGY CONSERVATION

1. GOAL FOR ENERGY CONSERVATION

Establish development and construction standards which encourage energy conservation in residential uses.

2. POLICIES FOR ENERGY CONSERVATION

- a. Require energy-conserving construction, space state law.
- b. Encourage innovative site designs and orientation techniques which incorporate passive and active solar designs and natural cooling techniques.
- c. Promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.
- d. Promote opportunities for use of solar energy by assuring solar access.
- e. Promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making.
- f. Promote energy conservation through education and outreach programs.

3. ACTIONS FOR ENERGY CONSERVATION

- a. Promote the use of energy conservation measures in low and moderate income housing.

Objective: Continue program.

Responsibility: Community Development Director

Schedule: Ongoing program.

- b. The City will enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.

Objective: To ensure the provision of energy conservation measures in all residential units as mandated by the state.

Responsibility: Community Development Department

Schedule: Ongoing

- c. Encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The City will make available an informational fact sheet for distribution which will describe the measures which can be instituted in homes for little cost and will save energy and utility expenses. Inexpensive conservation measures to be described should include:

use of restricted flow shower heads

thermal blanket on hot water heaters

weatherization techniques (weather-stripping, caulking and insulation)

Objective: Encourage inexpensive energy conservation measures.

Responsibility: Community Development Director
Supervising Building Inspector

Schedule: Develop fact sheet by July 1, 1993; distribution continuous.

- d. The City will continue to study and recommend ways in which it could encourage residential energy conservation. Possible activities could include the following:

sponsor or organize energy conservation seminars for homeowners, landlord/renters-builders/developers and realtors.

publish energy conservation ideas in newspaper

publish retrofit manual

Objective: Develop ways to encourage residential energy conservation

Responsibility: Community Development Director
Public Works Director
Supervising Building Inspector

Schedule: Ongoing program

I. Five-Year Schedule of Actions 1991-1996

1. CONTINUOUS ACTIONS-ONGOING

Timetable

- | | | |
|----|--|----------------------|
| a. | Continue to cooperate with developers in use of P-D Zoning. | through July 1, 1996 |
| b. | Continue to utilize bonus density incentives | through July 1, 1996 |
| c. | Continue "fast track" system | through July 1, 1996 |
| d. | Continue to approve moderate and above moderate income housing. | through July 1, 1992 |
| e. | Continue to develop tax exempt mortgage revenue bonding | through July 1, 1996 |
| f. | Continue to use SACOG "fair share" allocation | through July 1, 1996 |
| g. | Continue to allocate CDBG funds for transient people | through July 1, 1996 |
| h. | Continue to aid in providing emergency housing | through July 1, 1996 |
| i. | Continue to allocate CDBG funds for housing rehabilitation (owner) | through July 1, 1996 |
| j. | Continue to request HUD Section 8 (Existing) Certificates | through July 1, 1996 |
| k. | Continue to utilize "Granny Flat" Ordinance | through July 1, 1996 |
| l. | Continue to monitor affordability of housing | through July 1, 1996 |
| m. | Continue to allocate funds for Homeless Coordinator | through July 1, 1996 |
| n. | Continue to support mixed uses in downtown | through July 1, 1996 |

- o. Continue building code and blight enforcement programs through July 1, 1996
- p. Continue to update status of housing through July 1, 1996
- q. Continue to provide information on anti-discrimination in housing. through July 1, 1996
- r. Continue to allocate CDBG funds for Fair Housing Specialist through July 1, 1996
- s. Continue City's tree planting and street tree programs through July 1, 1996
- t. Continue City's street sweeping and garden refuse program through July 1, 1996
- u. Continue to adopt residential design standards through July 1, 1996
- v. Continue energy conservation program through July 1, 1996
- w. Enforce Title 24 measures through July 1, 1996
- x. Continue to recommend energy conservation through July 1, 1996

2. NEW

- a. Establish housing monitoring program through July 1, 1996
- b. Request developers to review and consider Housing Element Policies and Actions through July 1, 1996
- c. Continue outreach program for housing rehabilitation program through July 1, 1996
- d. Establish loan or grant program for renters assistance through July 1, 1996
- e. Review development proposals for consistency with policies for planning for residential areas through July 1, 1996
- f. Disperse assisted units throughout City through July 1, 1996

3. ANNUAL ACTIONS - STARTING IN 1993

- a. Review Building Code, Zoning Ordinance, Subdivision Ordinance and processing for unnecessary requirements
- b. Request advice from HUD, HCD and CHFA
- c. Review eligibility for Federal and State Housing Assistance

Programs and submit one application.
- d. Review of housing monitoring report by Planning Commission
- e. Evaluate achievement of Housing Element Goals, Policies, Actions and Objectives
- f. Review eligibility for Federal and State Housing Rehab and Repair Programs

III. CITIZEN PARTICIPATION

The City of Woodland has had an extensive outreach program to involve its citizens in the General Plan review process. In June of 1986 and September of 1988, Woodland 2002 conferences were held to discuss the City's future pertaining to land use, housing, economic development, city services, etc. One hundred and twenty people attended the first conference and thirty people attended the follow-up conference. Both conferences were well publicized. The Planning Commission held over ten publicized noticed study sessions which included the City Council on four occasions. The Woodland Chamber of Commerce selected a Blue Ribbon Committee to review the draft General Plan element by element. The Community Development Director made presentations on the General Plan to seven different organizations and has been willing to work with agencies on an on- call basis during the development of the General Plan.

In 1991-1992 the Technical Advisory Committee (TAC) held seven (7) public meetings to review the update of the Housing Element. The Committee included representatives of Yolo County Social Services, Yolo Housing Authority, Housing Alliance and Commission on Aging reviewed the Housing Element before it was forwarded to the Planning Commission. The City posted notices and published notices of the public hearing on the Housing Element in the local paper. Copies of the Element were available to the public in the City Library and the Community Development Department.

The Planning Commission reviewed the TAC recommendation to update the Housing Element. The Commission held three (3) public hearings to hear public comment and review the update of the Housing Element.

The City Council held a public hearing to hear public comment and review the update of the Housing Element.

The Housing Program calls for further citizen input and ongoing public hearings on housing.

IV. STATUS OF 1988 GENERAL PLAN PROGRAMS

3. Actions and Status for the Development of Housing

The following are action programs and a status report on the actions proposed in 1988. The number shown in parenthesis are the reference numbers from the 1988 programs.

- a. The City will continue to cooperate with and advise developers in the use of the
(1.1) P-D Planned Development Overlay Zone to reduce housing costs by utilizing various techniques such as: zero lot lines, cluster development, private streets, higher densities, mixed uses, parking and setback variations and other innovative approaches. The City, however, will require appropriate tradeoffs in exchange for increased densities and other regulatory concessions.

Objective: To encourage developers to use PD Zoning and cost reducing techniques.

Responsibility: Community Development Director
City Manager
Planning Commission
City Council

Schedule: To start with adoption of Housing Element and continue until 1996 or until Housing Elements revised.

Status: *The City continues to cooperate and advise developers on the use of the P-D Planned Development Overlay Zone.*

- b. The City will continue to cooperate with and advise developers in the use of the
(1.1) City's Bonus Incentive Program. Bonus incentives are available to developers for including lower income units in their projects.

Objective: To encourage developers to use the City's Bonus Incentive Program.

Responsibility: See a above.

Schedule The Bonus Incentive Program is in place and available to developers. Four (4) projects have received bonus densities over the past eight (8) years.

Status: *The City continues to cooperate and advise developers on the use of Bonus Density. The City has amended the Bonus Density section of the Zoning Ordinance to reflect recent changes in the State law.*

- c. The City will review its Building Code, Zoning Ordinance, Subdivision
(1.3) Ordinance and development review procedures annually to identify and eliminate requirements which are unnecessary or unreasonably increase the cost of housing. The City Council and the Planning Commission will conduct public hearings.

Objective: To perform reviews to identify and eliminate unnecessary requirements.

Responsibility: Planning Commission
City Council

Schedule: To start with adoption of Housing Element and be completed once a year.

Status: The City updated the Building Code in 1989. The Zoning Ordinance text has been amended sixteen (16) times since 1988 to improve the ordinance. An extensive revision of the Subdivision ordinance was adopted by the City Council on February 4, 1992.

- d. The City will continue a "fast track" system for projects designed to serve very
(1.4) low income and special needs groups.

Objective: To continue to implement fast track system for very low income units.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: System is ongoing.

Status: The City processes very low and special needs groups as fast as the State law permits. A recent change in the CEQA which requires a 30 day public notice has increased the processing time.

- e. The City will continue to approve developments that provide housing for
(1.5) moderate and above moderate income groups where consistent with the Housing Element and Zoning Ordinance.

Objective: Approval of an average of 435 units per year.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: A continuing program that will continue until 1996 or until Housing Element.

Status: *The City has not approved an average of 500 units per year. The reasons that the City has not met that target are the slow down in the economy and the lack of vacant land within the City limits. The City is addressing this problem by pursuing annexation of the Southeast Area which will provide 2,477 housing units.*

(1.6) Status: *The City requires all ground level housing units meet the needs of the needs of the elderly and handicapped. This has been required since 1989 in accordance with Title 24 of the State law. The target of 25 equipped units per year has been met. This is deleted as a goal as it is a State law.*

(1.7) Status: *The City has not held workshops with other public agencies. The City staff is meeting with local developers of the Southeast area to implement programs that will provide affordable housing. The City has also allocated \$252,000 in its 1992 CDBG funding for low income housing. This is deleted as a goal as meeting with the developers on a more frequent basis is more effective.*

f. The City will continue to cooperate with Yolo County, other cities in the
(1.8) County, developers and builders and with financial institutions to develop tax exempt mortgage revenue bonding.

Objective: To develop a source of funding to subsidize housing units by allowing housing sponsors to provide affordable units. To subsidize units of housing for low and moderate income families or special needs groups by 1996.

Responsibility: Community Development Director
City Council
Planning Commission

Schedule: The City will meet with other agencies and developers in 1993 to develop a revenue bond program.

Status: In 1989 under the bonus density and the senior housing sections of the Zoning Ordinance 102 units of affordable housing were provided at Courtside Village and Courtside Towers. The City staff continues to meet with developers to provide affordable units.

- g. The City will request information from the Department of Housing and Urban
(1.9) Development, the State Department of Housing and Community Development and the California Housing Finance Agency on actions it can take to assist developers to participate or how the City itself can in programs designed to provide affordable housing.

Objective: To encourage developers to participate in programs to provide affordable housing and to apply for programs for which the City is eligible.

Responsibility: Community Development Director
Planning Commission

Schedule: To start with the adoption of the Housing Element and to continue until 1996 or until the Housing Element is revised.

Status: The City encourages developers to participate in affordable housing programs. As noted in 1.7 the City is meeting with the developers of the Southeast to explore programs that will provide affordable housing.

- h. The City will assist and cooperate with non-profit housing development
(1.10) corporations and self-help housing sponsors. The City will request that each corporation, or sponsor it assists, develop a list of activities or actions the City can undertake to assist it in providing affordable housing to very low income and special needs groups.

Objective: To provide staff support and/or funding to non-profit housing development corporations or self-help housing sponsors each year until 1996. To stimulate construction of housing units for low income and special needs groups.

Responsibility: City Council and non-profit housing development corporations or self-help housing sponsors.

Schedule: To start discussion re: non-profit housing.

Status: The City has provided staff support and funding to non-profit housing development corporations to stimulate 40 housing

units for low income and special needs groups. The City has given Development Assistance Corporation \$69,669 to purchase a transitional housing facility at 313 Court Street. The City has also earmarked \$252,000 to Development Assistance Corporation to provide low income housing.

- i. The City will annually review its eligibility for various federal and state
(1.11) programs providing assistance to low income and special needs groups and will submit applications for appropriate programs for which the City is eligible.

Objective: Annual review of eligibility and at least one application per year. Programs appropriate include:

Rental Housing Construction Program
California Self-Help Housing Program
Emergency Shelter Program
California Housing Trust Fund
Housing Assistance Program
Section 8 Lower Income Housing Assistance Program
Rental Housing Rehabilitation
Section 202 Housing for the Elderly or Handicapped
Section 312 Rehabilitation Loans

Responsibility: Community Development Director

Schedule: Review to be completed annually.

Status: *The City staff reviews the various federal and state programs providing assistance to low income and special needs groups. Since 1989 the County Homeless has applied for 18 federal and state grants that total 3 million dollars that involve the City and the County. Nine (9) grants have been approved for a total of 1.8+ million dollars.*

- j. The City will establish a housing monitoring program. The City will maintain
(1.12) data needed for the monitoring program including:

Inventory of Vacant Residential Land - Annually
Residential Projects in Progress - Three (3) times a year
Residential Building Permits Issued - Annually
Residential Building Permits/Final - Annually
Postal Vacancy Study - Annually
Apartment Vacancy/Rent Survey - Annually
Home Sales Survey - Annually
Multiple Listing Service Summary - Annually
Inventory of Vacant Commercial and Industrial Land - Annually

Infrastructure and Public Services Capacity - Annually

Objective: Present data to City Council and Planning Commission.

Responsibility: Community Development Director

Schedule: To start with adoption of Housing Element. Continuous until 1996 or until monitoring program is modified.

Status: The City has changed all the monitoring to an annual review except the Residential Projects in Process which occurs three times a year.

- k. The Planning Commission will hold a meeting each year to review the Housing
(1.13) Monitoring Report and will consider program responses to remedy housing shortfalls and other problems that are identified.

Objective: One (1) meeting each year and report recommendations to City Council.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: In February of 1992 the City has assisted Development Assistance Corporation (DAC) a non-profit housing development corporation, in acquiring a facility for unwed mothers. The City provided \$69,000 and in CDBG money to DAC to acquire the facility. The City has budgeted \$225,000 of CDBG funds for DAC to develop an eight (8) unit apartment.

Status: The City has no public hearings to review the Housing Monitoring Report. The City will implement the program with the review of the Update of the Housing Element.

1. The City will continue to utilize its "fair share" housing allocation from the
(1.14) Sacramento Area Council of Governments (SACOG) for planning purposes. This "fair share" housing allocation must be predicated on other jurisdictions in the region utilizing their "fair share" and not avoiding the requirement. This will require providing an adequate amount of medium density residential land in Phases I and II subject to compliance with the City's Level of Service Plan.

Objective: To base planning for housing on the City's "fair share" allocation of housing by income group.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: Continuing program to continue until 1996 or until Housing element is revised.

Status: *The City continues to base its planning for housing on the City's fair share allocation established by SAGO. The City anticipates it will have difficulty in meeting the figures established for very low and moderate income households.*

(1.15) Status: *The City did not appoint an Affordable Housing Task Force. Instead the City Council appointed a Technical Advisory Committee (TAC) that has updated the Housing Element. This is deleted as a goal as the TAC has replaced the concept of a Task Force.*

- m. The City will cooperate with the City of Woodland Redevelopment Agency to
(1.16) provide financing to assist housing construction for units serving low and moderate income families and special needs groups.

Objective: To assist in housing construction for low and moderate income families and special needs groups.

Responsibility: Community Development Director
City Manager
City Council

Schedule: The Redevelopment Agency intends to assist a developer in providing six (6) dwelling units on the second story of an existing commercial building.

Status: *The City will use tax increment financing for low and moderate income families and special needs groups.*

- n. The City will monitor and evaluate the achievement of the goals, policies, actions
(1.17) and objectives contained in the . Housing Element on an annual basis with major modifications to the Housing Element as needed. The annual reporting and evaluation would take place no later than October 31 as part of the CHAS plan for HUD.

Objective: Provision of data to City Council and Planning Commission.

Responsibility: Community Development Director

Schedule: Evaluation to be completed annually.

- o. (1.18) Encourage the development of housing affordable to very low, low and moderate income households as well as above moderate income households in Woodland by enlisting the cooperation of private developers in considering and implementing the policies and actions of the Housing Element. Prior to application for development permits developers will be required to review and consider the Housing Element policies and actions. Added to the initial study checklist form will be the question, "Have the Housing Element program statements been considered as part of the project?" Documentation will be required where the project is estimated not to utilize Housing Element policies.

Objective: Encourage developers to consider Housing Element policies and actions when submitting development proposals.

Responsibility: Community Development Director

Schedule: To start with adoption of Housing Element and continue until Housing Element is revised.

Status: The City does encourage development of housing for very low, low and moderate income households.

- p. (1.19) To allocate CDBG funds for transitional housing.

Objective: Provide grant to The Wayfarers for transitional housing for homeless people.

Responsibility: Community Development Director
City Council
Wayfarers

Schedule: The City has committed \$16,000 of CDBG money for transitional housing. This will provide homeless people housing for a few months so they can locate to more permanent housing.

Status: As noted in 1.10 the City has spent a total of \$69,669 CDBG funds for emergency shelter/transitional housing.

- q. (1.20) Encourage the development of affordable housing units by considering a waiver or reduction of City fees and requirements including Property Development Fee, the use permit fee, rezoning fee, preliminary/tentative map and final map fee, General Plan amendment and processing fee, negative declaration fee, EIR

fee, park and school fees, setback and yard requirements and lot size requirements. Any waiver or reduction of City fees and requirements shall require the establishment of a monitoring program.

Objective: Reduce cost of housing by reducing City fees and requirements.

Responsibility: Community Development Director
City Council

Schedule: In August of 1991 the City adopted a waiver/deferral of fees for affordable housing.

Status: In the adoption of the City Public Facilities Fee Program adopted by the City Council in 1991 fees for very low incomes are waived and fees for low income units are deferred.

(1.21) Status: The City did not pursue a limited equity cooperative as it was not a high priority. It will be considered with a number of other housing approaches in the coming year.

r. Continue to facilitate the provision of emergency housing.
(1.22)

Objective: Provide cold weather emergency housing.

Responsibility: Community Development Director

Schedule: Program is in place.

Status: The City has expended funds for emergency housing as noted in 1.19 and by spending money for the Wayfarers Center and the Homeless Coordinator. The City has spent approximately \$127,000 for these activities since 1989. The City has a bonus density program and senior citizen parking modification that provides low income housing.

s. Continue to allocate CDBG funds for housing rehabilitation.
(1.23)

Objective: Allocate CDBG funds for administration of Housing Rehab Program 8 units.

Responsibility: Community Development Director
Connerly and Associates

Schedule: Expend \$138,700 during 1991-92.

Status: *The City has expended CDBG funds since 1989 for 52 housing units that have undergone rehabilitation.*

- t. Continue to contract with the Yolo County Housing Authority for the (1.24) administration of the HUD Section 8 certificate program.

Objective: Secure an additional 10 certificates by September 30, 1998.

Responsibility: Community Development Director
Yolo County Housing Authority

Schedule: Continuous until July 1, 1996.

Status: *The Yolo County Housing Authority states that they have secured an additional 67 Section 8 certificates since July of 1989 for the City of Woodland.*

- u. Continue to utilize Granny Flat Ordinance.
(1.25)

Objective: Construct elderly units.

Responsibility: Community Development Director

Schedule: The City anticipates that two (2) granny flats will be built by 1996.

Status: *The City has issued no building permits for elderly units since 1989.*

- v. Continue to monitor housing and economic growth to assure an appropriate (1.26) jobs/housing balance with a mix of housing that is affordable for the local work force.

Objective: Assure an adequate supply of housing based on existing and projected levels of employment and economic growth.

Responsibility: Community Development Director

Schedule: Continuous until 1996 unless modified.

Status: *The City continues to encourage an adequate supply of housing based on existing and projected levels of employment. As noted earlier the City is attempting to annex the Southeast Area which will provide 2477 housing units.*

- w. The City will continue to contract for the services of Yolo County's Homeless (1.27) Coordinator through a joint powers agreement. Program to be funded through Redevelopment Funds.

Objective: Provide for needs of homeless in Woodland. Homeless Coordinator to coordinate activities of Yolo County and cities in Yolo County and secure grants in order to provide shelter, food and other appropriate assistance.

Responsibility: Homeless Coordinator - Redevelopment Agency

Schedule: An ongoing program.

Status: *The City continues to contract for the services of the Yolo County Homeless Coordinator. She coordinates services for the homeless in Yolo County.*

D. Maintenance of Housing

1. Goal for the Maintenance of Housing-Encourage the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.
2. Policies for the Maintenance of Housing
 - a. Continue rehabilitation of substandard residential units using federal and state subsidies for low and moderate income households.
 - b. Continue enforcement by the Building Inspection Division and other appropriate agencies of the Building, Electrical and Fire Codes and Health and Safety Regulations.
 - c. Continue replacement of unsafe or dilapidated housing units.
 - d. Periodically survey housing conditions to identify substandard residential units.
3. Actions for the Maintenance of Housing
 - a. (2.1) The City will explore the use of Section 17299 of the California Revenue and Taxation Code or other methods of prohibiting tax deductions for owners of substandard rent units cited for code violations.

Objective: To request a report from City Attorney on how the City and use this or other appropriate code sections.

Responsibility: City Attorney

Schedule: Report to be submitted to City Council by December 31.

Status: *Due to the change in City Attorneys Section 17299 has not been pursued. The City Attorney will be asked to respond to this question during the coming year.*

- b. (2.2) Continue rehabilitation of substandard residential units using the CDBG program and other available government programs, Continue to provide information to all residents regarding available home rehabilitation programs. Increase public awareness of self-help and rehabilitation programs through out-reach programs.

Objective: Continue to rehabilitate until 1996.

Responsibility: Community Development Director

Schedule: Continuous until 1996.

Status: *As noted in 1.23 --52 housing units have been rehabilitated since 1989.*

- (2.3) Status: *The City decided it would not pursue a neighborhood improvement program as a part of the Capital Improvement Program. This has been deleted.*

- c. (2.4) Continue to support a mixture of residential and commercial uses in the downtown area that will allow housing to be retained or re-established.

Objective: Retain and/or re-establish housing in the downtown area.

Responsibility: Community Development Director

Schedule: Ongoing program.

Status: *The City has amended the Zoning Ordinance to allow multiple family units in the C-2 subject to approval of*

a Conditional Use Permit.

- d. The City will continue to include funds in its operating budget for
(2.5) building code and blight enforcement programs.

Objective: To continue to enforce building code and blight enforcement programs.

Responsibility: Community Development Director
City Council

Schedule: Ongoing program.

Status: The City has enacted a program to improve the building code and blight enforcement. The annual report to the Council has not been implemented because of budget reductions.

- e. The City will review its eligibility for Federal and State home repair
(2.6) and renovation programs annually and apply for appropriate eligible programs.

Objective: To review state and federal rehab programs each year and apply for eligible programs.

Responsibility: Community Development Director

Schedule: Ongoing program.

Status: The City has continued to use HUD funds for rehabilitation of housing units as noted in 1.23. The City has rehabilitated four 4) housing units on the State program.

- f. Continue to update the status of housing conditions to determine the need
(2.7) for housing rehabilitation and the removal of unsafe rental units.

Objective: Determine the condition of city's housing stock.

Responsibility: Community Development Director

Schedule: Ongoing program.

Status: The City has not conducted a survey of housing conditions to determine the need for housing rehabilitation and removal of unsafe units. The reason

the City has not conducted the survey because of a reduction of the Community Development Department budget.

E. Goal, Policies and Actions for Equal Opportunity in Housing

1. Goal for Equal Opportunities in Housing-Assure that housing opportunities are open to all without regard to income, source of income, marital status, age, sex, religion, color, race, national origin, ancestry or handicap.
2. Policies for Equal Opportunity in Housing
 - a. To ensure that all laws and regulations prohibiting discrimination in lending, the sale of homes and rental practices are enforced.
 - b. Promote housing programs that maximize equal opportunity and avoid economic segregation.
 - c. Continue to fund and support the joint City-Yolo County Fair Housing Program.
 - d. Support housing discrimination case processing and enforcement of Fair Housing laws through the State Department of Fair Employment and Housing.
 - e. Assess housing programs to assure equal opportunity in housing.
 - f. The City of Woodland shall formulate an overall "scattered site" housing policy for all assisted housing, including publicly and privately financed housing projects.
3. Actions for Equal Opportunity in Housing
 - a. The City will evaluate the need for modifications to the P-D (3.1) Planned Development Overlay Zone and Subdivision Ordinances to require developers to submit affirmative action marketing programs to the City.

Objective: To determine if affirmative action marketing requirements would reduce discrimination.

Responsibility: Community Development Director
Fair Housing Specialist
Planning Commission
City Council

Schedule: Ongoing program.

Status: *All builders must comply with affirmative action marketing requirements as required by the Sacramento Plan.*

- b. (3.2) The City will continue to distribute Fair Housing brochures and booklets indicating what the Fair Housing laws are and where advice, assistance and enforcement activities can be obtained. The City will provide this information to any person who feels they have been discriminated against in acquiring housing within the City and to any housing provider who requests such information.

Objective: To provide information on anti discrimination in housing to any person requesting it.

Responsibility: Fair Housing Specialist

Schedule: Ongoing

Status: *The Fair Housing Specialist contracted by the City Continues to provide information on anti-discrimination in housing to citizens of Woodland.*

- (3.3) Status: *The Fair Housing Specialist advises all segments of the community of federal and state laws. Real Estate Companies are exempt from the Business License requirement, therefore they were not notified through that process.*

- c. (3.4) The City will continue to contract for the services of Yolo County's Fair Housing Specialist through a joint powers agreement.

Objective: Fair housing services for the City of Woodland

Responsibility: Community Development Director
City Council

Schedule: An ongoing program that coincides with the funding cycle for the HUD Entitlement Cities CDBG Program.

Status: *The City of Woodland has retained a fair housing specialists. The person is funded by Yolo County. The County Housing Authority, the City of West Sacramento and City of Woodland.*

- d. The City will develop a policy of "scattered sites" to distribute assisted housing throughout the City.

Objective: Maximize choice, avoid economic segregation and lessen impacts on adjoining residential areas, municipal services and schools.

Responsibility: Community Development Director

Schedule: Ongoing program.

Status: *The City has a policy of "scattered sites" to distribute assisted housing throughout the City.*

- e. The City will seek to establish through CDBG funds a program for low income renters to secure emergency low-interest loans or grants for their first and last months' rent plus cleaning deposit or back payments for rent in order to secure and keep rental housing.

Objective: Provide greater housing opportunities, assist the homeless and avoid evictions.

Responsibility: Community Development Director
City Council

Schedule: Adoption by 1994.

Status: *The City has approved \$18,000 CDBG funds to the Wayfarers to provide transitional housing for low income renters. The City has the following transitional/emergency housing.*

a. Two (2) houses for 12 people.

b. Seven (7) multi-family units for 35 people.

c. The Mission which accommodates 20 people.

d. Overflow units for six (6) months that house an average of 3 people per night.

F. Goal, Policies and Actions for Planning for Residential Areas

1. Goal for Planning for Residential Areas-Achieve an orderly pattern of residential development which considers growth needs,

the provision of municipal and public services and environmental protection.

2. Policies for Planning for Residential Areas

- a. Assure that new housing efficiently uses land and causes minimum environmental impact.
- b. Assure that new residential development is consistent with adopted growth policies and meets projected growth needs.
- c. Through appropriate land use regulations and development review programs and regulations, guide new development into those areas which can best accommodate growth, such as areas which are currently served by municipal facilities and services and are not prime agricultural lands.
- d. Preserve prime agricultural lands by directing new development away from these lands through selective extension of municipal facilities and services, and through allowance of moderately increased residential densities in areas of desired development.
- e. Encourage redevelopment, at somewhat higher densities where appropriate, of underused land in older urban areas of the City such as near the downtown area.
- f. Continue to use the P-D Planned Development Overlay Zone to encourage creative solutions to housing design and orientation, consolidation of open spaces and both sensitive and reasonable increases in residential densities.
- g. Continue to coordinate City housing policies and actions with those of Yolo County, neighboring cities and the Sacramento Area Council of Governments.
- h. Assure that new residential development is consistent with approved City Services Master Plans and Service Level Plans.
- i. The City will continue to support Yolo County's Urban Development Policy which requires that urban uses be located in the City Limits within the City's General Plan boundaries.

3. Actions for Planning for Residential Areas

- (4.1) *Status: The City is required by CEQA to assess the impacts of proposed residential development, therefore this program is deleted.*

- a. (4.2) The City will require Development Reviews of residential projects to assure consistency with the Goals and Policies of the Housing Element pertaining to orderly adequate levels of municipal services.

Objective: Achieve Goal and Policies for planning for residential areas.

Responsibility: Community Development Director

Schedule: Start with adoption of Housing Element and then continuous until 1996.

Status: The City reviews residential projects to assure consistency with the Goals and Policies of the Housing Element.

G Goals, Policies and Actions for Quality Neighborhoods

1. Goal for Quality Neighborhoods-Enhance the quality of life for all Woodland residents through the creation and maintenance of well designed and appropriately served resident environments.
2. Policies for Quality Neighborhoods
 - a. Pre-plan residential areas prior to development to assure neighborhoods which have safe and convenient access to schools, parks, commerce, transportation and employment opportunities as well as a suitable mix of housing types. Specific plans will be required for Phase I residential area and the Phase III Area.
 - b. Require specific plans and subdivision proposals to indicate building types densities and variety to be provided within each area of similar housing type and density.
 - c. Continue to administer the Community Development Block Grant Program in a manner which maximizes the use of resources to satisfy neighborhood revitalization needs and community wide public facility and improvement needs.
 - d. Establish incentive programs (utilizing capital improvement funds, block grant funds, etc.) for residents willing to assist in upgrading their homes and neighborhoods.
 - e. Protect residential development from incompatible land uses

within residential zones.

- f. Locate larger apartment complexes along arterial streets, limit size and density and require design variety.
- g. Continue to allow institutional uses in residential areas that are needed near homes and benefit from a residential environment. These include churches, schools (private and public), family day care centers and homes, nursing homes and social organizations.
- h. The City will continue to work closely with the Woodland Joint Unified School District to jointly plan for schools and parks on adjoining sites.

3. Actions for Quality Neighborhoods

- a. (5.1) The City will review the impact of proposed low income assisted housing through the Development Review and Environmental Review processes. If the reviews indicate that significant negative impacts will occur because of a concentration of assisted units, the City will work cooperatively with the developer to disperse the assisted units or develop impact mitigation requirements as a condition of approval.

Objective: To disperse assisted units throughout the City.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: To start with adoption of Housing Element and continue ongoing until 1996 or until Housing Element is revised.

Status: *It is the City Policy to disperse assisted housing units.*

- (5.2) Status: *The City Council decided not to pursue Neighborhoods Quality Plan due to funding limitation.*

- b. (5.3) Continue to administer the City's Blight Ordinance.

Objective: Prevention and removal of neighborhood blight.

Responsibility: Community Development Director
Building Inspector
City Attorney

Schedule: Ongoing

Status: The Community Development Department of the City continues to administer the City Blight Ordinance.

c. Continue the City's Tree Planting and Street Tree Program.
(5.4)

Objective: Plant approved street trees on residential lots. Maintain mature trees in the tree planting and maintenance easements.

Responsibility: Public Works Director

Schedule: Ongoing

Status: The Public Works Department of the City administers the City's Tree Planting and Street Tree Program. The program has an annual budget of \$436,000.

d. Continue City's Street Sweeping Program and Refuse Program.
(5.5)

Objective: Enhance attractiveness of neighborhoods by regular street sweeping and refuse removal.

Responsibility: Finance Department
Public Works Director

Schedule: Ongoing

Status: The City has street sweeping and refuse programs. Streets are swept and refuse collected once a week.

e. The City will continue to develop and adopt neighborhood design
(5.6) standards and criteria for new and existing residential areas. Appropriate topics will include: street design, energy conservation, circulation, parking, noise walls, landscaping, mixing housing types visual diversity and community image, schools, parks

and open space, bike paths, accessibility standards, service levels, and compatibility and site planning of non-residential and multiple family residential uses. The neighborhood design standards and criteria shall be incorporated as appropriate into the specific plans for the community.

Objective: Develop and adopt neighborhood design standards.

Responsibility: Community Development Director
Planning Commission
City Council

Schedule: Ongoing project

Status: In November of 1990 the City adopted a Specific Plan for the Southeast Area which establishes neighborhood standards for that area.

(5.7) Status: The City did not establish a City sponsored incentive program for neighborhood improvements because of budget limitations.

H. Goal, Policies and Actions for Energy Conservation

1. Goal for Energy Conservation-Establish development and construction standards which encourage energy conservation in residential uses.
2. Policies for Energy Conservation
 - a. Require energy-conserving construction, space state law.
 - b. Encourage innovative site designs and orientation techniques which incorporate passive and active solar designs and natural cooling techniques.
 - c. Promote a weatherization and retrofit program for existing housing units that fall below current state performance standards for energy efficiency.
 - d. Promote opportunities for use of solar energy by assuring solar access.
 - e. Promote energy efficient land use planning by incorporating energy conservation as a major criterion for future decision making.

- f. Promote energy conservation through education and outreach programs.

3. Actions for Energy Conservation

- a. Promote the use of energy conservation measures in low and moderate income housing.

Objective: Continue program.

Responsibility: Community Development Director

Schedule: Ongoing program.

Status: The City attempts to weatherize and retrofit rehabilitated housing units by providing a retrofit brochure and a P.G. & E. booklet.

- b. The City will enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.

Objective: To ensure the provision of energy conservation measures in all residential units as mandated by the state.

Responsibility: Community Development Department

Schedule: Ongoing

Status: The City Community Development Department insures that Title 24 provisions are provided in all residential units.

- c. Encourage the continued affordability of both rental and ownership housing by encouraging energy conservation in all existing development. The City will make available an informational fact sheet for distribution which will describe the measures which can be instituted in homes for little cost and will save energy and utility expenses. inexpensive conservation measures to be described should include:

use of restricted flow shower heads

thermal blanket on hot water heaters

weatherization techniques (weather-stripping, caulking and insulation)

Objective: Encourage inexpensive energy conservation measures.

Responsibility: Community Development Director
Supervising Building Inspector

Schedule: Develop fact sheet by July 1, 1992. Distribution continuous.

Status: The City Community Development Department encourages inexpensive conservation measure by providing the public a brochure listing those measures. In addition the Department has a P. G. & E. energy conservation available to the public.

- d. The City will continue to study and recommend ways in which it could encourage residential energy conservation. Possible activities could include the following:

sponsor or organize energy conservation seminars for homeowners, landlord/renters, builders/developers and realtors.

publish energy conservation ideas in newspaper

publish retrofit manual

Objective: Develop ways to encourage residential energy conservation

Responsibility: Community Development Director
Public Works Director
Supervising Building Inspector

Schedule: Ongoing program

Status: The City Community Development Department provides a retrofit brochure.

- (6.5) *Status: The City has adopted as a part of its Zoning Ordinance a Solar Rights Ordinance, therefore this program is deleted.*

² Table 4 (page 135)

³ Table 7 (page 138)

DATA BASE

THE CHARACTERISTICS OF HOUSING, HOUSEHOLD, AND THE HOUSING MARKET

The following information was compiled from the Woodland General Plan. The following topics are covered under the characteristics headings.

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HOUSING APPENDIX

..... HA-1

A. HOUSEHOLD CHARACTERISTICS

1. Definitions of Terms

Most of the information about households in this Section is from the 1980 and 1990 Census. In order to understand this information it will be helpful to know the Bureau of the Census definitions of the following terms: A household is defined as the person or persons occupying a housing unit. A householder is the person or one of the persons in whose name the housing unit is owned or rented. The number of households and householders are identical to the number of occupied housing units. A family is defined as two or more persons living together who are related by birth, marriage, or adoption. Group quarters are living arrangements such as nursing homes, hospitals, rooming houses, or detention facilities which are not households. Unrelated individuals may be householders living alone or with unrelated persons, roommates, or boarders unrelated to the householder or a group quarters member who is not an inmate of an institution.

2. Household Growth Trends

On April 1, 1990, there were an estimated 14,198 occupied households in Woodland with an average of 2.75 persons per household. Table 18-1 indicates growth trends for households and group quarters.

TABLE 18-1

1990 HOUSEHOLD AND GROUP QUARTERS POPULATION AND GROWTH TRENDS

	1970	1975	1980	1983	1985	1990
TOTAL POPULATION	20,677	25,389	30,235	31,926	33,125	39,802
GROUP QUARTERS POPULATION	470	604	773	870	899	764
HOUSEHOLD POPULATION	20,207	24,785	29,462	31,056	32,226	39,038
HOUSEHOLDS	6,533	8,737	10,740	11,178	11,730	14,198
PERSONS PER HOUSEHOLD	3.10	2.84.00	2.74	2.78	2.75	2.75

From 1980 to 1990 , the number of households increased by 3,458 which represents a 29% increase for the decade. During the same time frame, the total population increased by 35%. The average (persons per household declined by 0.01 from 1980 to 1990.

3. Household Composition

Tables 18-2 and 18-3 provide 1990 Census information on household types and household types by persons 65 years of age and over. In 1990 there were 14,198 households in Woodland of which 10,384 were family households. There were 2,973 one person households (20.9%), 8,087 married couple families (57%), 2,297 families of two or more persons but with no wife or husband (16.2%) and 841 non-family households with two or more persons (5.9%).

In 1990 there were 4,446 persons in Woodland who were 65 years of age and over. This group constituted 11.2% of the total population. Eighteen point four percent (18.4%) of all households have persons 65 years of age and over and 41.6% of all one person households have persons who are 65 years of age and over. Of the 4,446 persons 65 years of age and over 2,615 persons (58.6%) resided in family households (lived in a household with two or more related persons), 1,340 persons (30% resided in nonfamily households (lived alone or only with persons not related and 511 persons (11.5%) resided in group quarters.

Eighty-six (86) percent of the 1990 total population of 39,802 persons were living in family households, 12.4% lived in nonfamily households and 1.9% lived in group quarters.

4. Household by Race

1990 Tables 18-4 and 18-5 identify households by race and the percentage of renter households by race and by Hispanic Origin from the 1990 Census. Householders in Woodland were predominantly white (82%). Other householders by race were as follows: Other (13.1%), Asian and Pacific Islander (2.4%), Black (1.2%) and American Indian, Eskimo and Aleut (1.3%). Householders of Hispanic origin (10,413

persons) constituted 26% of the City Population. The percentage of renter households within each racial category is as follows: Other Races (60.1%), Black (68.6%), American Indian, Eskimo and Aleut (58%), White (40%) and Asian and Pacific Islander (15.3%). The percentage of renter households of Hispanic origin was 56.2%.

5. Household Income

Tables 18-6 outlines the 1979 household incomes for Woodland from the 1980 Census. The 1979 median household income was \$18,280 while the 1979 median family income was \$21,513. The 1979 median income of unrelated individuals was \$7,777.

The 1975 Special Census indicated a median household income of \$11,304. From 1975 to 1979 the median household income of Woodlanders increased by \$6,976 or 61.2%.

TABLE 18-2
HOUSEHOLD TYPE AND RELATIONSHIP
(PERSONS 65 YEARS AND OVER)

		<u>Percent</u>
In Households	2615	58.6
Householder	1409	
Spouse	967	
Other Relatives	214	
Nonrelatives	25	
In Nonfamily Households	1340	30.0
Male Householder	267	
Living Alone	245	
Not Living Alone	22	
Female Householder	1022	
Living Alone	992	
Not Living Alone	30	
Nonrelatives	51	
In Group Quarters	511	11.4
Institutionalized Persons	509	
Other Persons in Group Quarters	2	
TOTAL	4446	

HOUSEHOLD TYPE	W/PERSON 65+	
	Percent By Household Type	
1 Person:	1237	40.9
2+ Persons		
Family	1724	57.0
Nonfamily	65	2.1
TOTAL	3026	100

TABLE 18-3

1990 HOUSEHOLD TYPES
BY TOTAL POPULATION AND PERSONS 65+

HOUSEHOLD TYPE AND RELATIONSHIP	ALL PERSONS		PERSONS 65+	
	NUMBER	PERCENT	NUMBER	PERCENT ALL PERSONS PERCENT PERSONS 65+
FAMILY HOUSEHOLD				
Householder	10384	26.1	1409	3.5 30.5
Spouse	8087	20.3	967	2.4 20.9
Other Relative	14789	37.2	214	0.5 4.6
Nonrelative	845	2.1	25	0.1 0.05
NONFAMILY				
Living Alone	2973	7.5	1237	3.1 26.8
Not Hiring Alone	841	2.1	275	0.7 6
Nonrelative	1119	2.8	52	0.1 0.05
GROUP QUARTERS				
Institutional	672	1.7	509	1.3 11
Other	92	0.2	2	0.1 0.1
TOTALS	39802		100	4609 100
TOTAL FAMILIES	10384			
TOTAL HOUSEHOLDS	15317			

TABLE
18-4

RACE	TOTAL NUMBER	PERCENT	RENTERS NUMBER	PERCENT	NUMBER	OWNERS PERCENT
White	11,641	82	4617	32.6	7,024	49.5
Black	175	1.2	120	0.8	55	0.4
American Indian, Eskimo and Aleut	181	1.3	105	0.7	76	0.5
Asian and Pacific Islander	347	2.4	122	0.9	225	1.6
Other	1,854	13.1	1114	7.8	740	5.2
TOTAL	14,198	100	6078	42.8	8,120	57.2

TABLE 18-5

1990 PERCENT RENTER HOUSEHOLDS
BY RACE/HISPANIC ORIGIN

RACE	TOTAL HOUSEHOLDS NUMBER	TOTAL RENTER HOUSEHOLDS	PERCENT RENTERS BY RACE
White	11641	4617	40
Black	175	120	68.6
American Indian Eskimo, Aleut	181	105	58
Asian and Pacific Islander	347	122	15.3
Other	1854	1114	60.1
TOTALS	14198	6078	42.8
Spanish Origin Households	2942	1652	56.2

TABLE 18-6

	1979 HOUSEHOLD INCOME	
AMOUNT	NUMBER OF HOUSEHOLDS	PERCENT
\$	368	3.43
0-2499		
2500-4999	854	7.95
5000-7499	776	7.23
7500-9999	798	7.43
10000-12499	778	7.25
12500-14999	717	6.68
15000-17499	858	7.99
17500-19999	698	6.5
20000-22499	840	7.82
22500-24999	634	5.9
25000-27499	654	6.01
27500-29999	555	5.17
30000-34999	683	6.36
35000-39999	542	5.05
40000-49999	495	4.61
50000-74999	263	2.45
75000-or more	233	2.17
TOTAL	10737	

The California Department of Housing and Community Development categorizes income by four income groups. These groups are defined as follows:

Very Low: -50% of County Median Income¹
 Low: 1-80% of County Median Income
 Moderate: 1-120% of County Median Income
 Above Moderate: Above 120% of County Median Income

Table 18-7 shows the 1979 distribution of household incomes for Woodland using the above income groups and the 1979 Yolo County Median Family income of \$20,495.

TABLE 18-7
1979 DISTRIBUTION OF HOUSEHOLD INCOME

INCOME GROUP	INCOME RANGE	NUMBER OF HOUSEHOLDS	PERCENT OF HOUSEHOLDS
Very Low (0-50%)	0-10,350	2905	27.1
Low (51-80%)	10,351-16,498	1900	17.7
Moderate (81-120%)	16,499-24,696	2439	22.7
Above Moderate	.		
Above 120%	24,697+	3493	32.5
TOTAL		10,737	

6. Poverty Status

The 1980 Census determined by comparing family and individual incomes to income cutoffs or poverty thresholds established by the Bureau of the Census. The size of the family and number of related children under 18 years of age also influence the poverty threshold. For reference purposes a copy of the Bureau of the Census threshold table is located in the Appendix. Table 18-8 indicates the 1980 poverty status of the total population by age. Ninety-two (92%) percent of the total population was above poverty while 8.3 percent of the total population was below poverty. The bulk of the below poverty persons were in the 0-54 age group (6.8%). Persons 60 years of age and over made up 1.2% of those below poverty.

¹ Median Family Income in all instances.

TABLE 18-8
1980 POVERTY STATUS BY AGE²

AGE	ABOVE POVERTY NUMBER	PERCENT	BELOW POVERTY NUMBER	PERCENT
0-54	21,905.00	74.50	2,007.00	6.83
55-59	1,548.00	5.26	68.00	0.23
60-64	996.00	3.39	114.00	0.39
65+	2,525.00	8.59	238.00	0.81
TOTALS	26,974.00	91.74	2,427.00	8.26

The 8.26% poverty figure is relatively low compared to other jurisdictions in the Sacramento Region and is the lowest of the three cities in Yolo County. Winters has a 11.2% poverty level while Davis has the highest at 25.1%. The Davis figure is apparently high because of its U.C. Davis student population.

Table 18-9 indicates poverty status by race/ethnicity. The 1980 Census combined 15 racial classifications into five major groups for the analysis of poverty status. Persons of Spanish Origin is another major category of persons measured for poverty status. As noted earlier, the Spanish origin category may include a variety of races. The three racial/ethnic groups with the highest percentage of persons below poverty were "Other" (20.3%), "Spanish Origin" (15.6%) and "American Indian, Eskimo, and Aleut" (8.5%). The three racial/ethnic groups with the highest number of persons above poverty were "Asian and Pacific islanders" (96.4%), "Black" (94.6%) and "White" (93.6%). The two racial/ethnic groups with the highest number of persons below poverty, "Other" and "Spanish Origin," still had 80% and 84% respectively of their numbers and above poverty.

Table 18-10 indicates poverty status by family and age of householder from the 1980 Census. The majority of families in Woodland (89.4%) are 125% of poverty or above, 6.9% are below poverty and 3.7% are between 100 and 124% of poverty. Out of 988 families with householders 65 years of age and older 877 (88.8%) are 125% of poverty or above, 45 (4.6%) are between 100 and 124% of poverty. Out of 988 families with householders 65 years of age and older 877 (88.8%) are 125% of poverty or above,

² All tabulations of poverty status exclude inmates of institutions, members of armed forces living in barracks or on ships and unrelated individuals under 15 years.

45 (4.6%) are between 100 and 124% of poverty and 66 (6.7%) are below poverty. Families with householders 65 years of age and above make up 12.5% of all families.

TABLE 18-9
1980 POVERTY STATUS BY RACE/ETHNICITY

RACE/ ETHNICITY	TOTAL POP.	NUMBER	PERCENT TOTAL POP.	PERCENT BY RACE/ ETHNICITY	NUMBER	PERCENT TOTAL POP.	PERCENT BY RACE/ ETHNICITY
White	23,912	22,380	76.12	93.60	1,532	5.20	6.40
Black	333	315	1.07	94.60	18	0.06	5.40
Amer. Indian, Eskimo, Aleut	401	367	1.25	91.50	34	0.12	8.50
Asian & Pacific Islander	724	698	2.37	96.40	26	0.09	3.60
Other	4,031	3,214	10.93	79.70	817	2.80	20.30
TOTAL	29,401	26,974	91.74	0.00	2,427	8.27	0.00
Spanish Origin	6,749	5,695	19.40	84.40	1,054	3.60	15.60

Table 18-11 indicates poverty status by family type and the presence and age of children from the 1980 Census. Families with children make up 57.8% of all families. Out of these families 4,124 (90.4%) are above poverty while 438 (9.6%) are below poverty. Families with no children make up 42.2% of all families. Families with female householders and children and no husbands make up 8.9% of all families. Out of this category of family 472 (67.4%) are above poverty and 228 (32.6%) are below poverty.

TABLE 18-10
1980 POVERTY STATUS BY FAMILY AND
AGE OF HOUSEHOLDER

POVERTY STATUS AND AGE OF HOUSEHOLDERS	FAMILIES NUMBER	PERCENT	NONFAMILIES NUMBER	PERCENT
Below Poverty				
Householder 15-64	481	6.10	265	9.30
Householder 65+	66	0.80	129	4.50
Between 100 & 124% of Poverty				
Householder 15-64	244	3.10	98	3.50
Householder 65+	45	0.60	241	8.50
125% of Poverty & Above				
Householder 15-64	6,184	78.30	1,497	52.70
Householder 65+	877		610	21.50
TOTALS	7,897		2,840.00	

7. Household Type and Presence of Children

Table 18-12 identifies the types of households in Woodland and the presence of children. This information indicates the types of living arrangements that exist for children in the community and potential special housing needs.

8. Handicapped and Disabled.

Table 18-13 indicates work and public transportation disabilities for Woodlanders from the 1980 Census. A disability is defined as a health condition of a noninstitutionalized person which limits the kind or amount of work that can be done or prevents working at all. A public transportation disability is a health condition which makes it difficult or impossible to use public transportation.

TABLE 18-11

1980 POVERTY STATUS BY FAMILY TYPE,
PRESENCE AND AGE OF CHILDREN

POVERTY STATUS	TOTAL FAMILIES		FAMILIES W/FEMALE HOUSEHOLDER AND NO HUSBAND	
	NUMBER	PERCENT	NUMBER	PERCENT
ABOVE POVERTY				
Children 0-5 & 6-17	807	10.20	50.00	0.60
Children 0-5 only	1,008	12.80	73.00	0.90
Children 6-17 only	2,309	29.20	349.00	4.40
No Children	3,226	40.80	197.00	2.50
TOTALS	7,350	93.00	669.00	8.40
Below Poverty				
Children 0-5 & 6-17	91	1.20	31.00	0.40
Children 0-5 only	194	2.50	89.00	1.10
Children 6-17 only	153	1.90	108.00	1.40
No Children	109	1.40	21.00	0.30
TOTALS	547	7.00	249.00	3.20
TOTAL ALL FAMILIES	7,897			

TABLE 18-12

1990 HOUSEHOLD TYPE AND
PRESENCE OF CHILDREN

	TOTAL SPANISH ORIGIN	
Married Couple With Children	4,303	1,190
Married Couple Without Children	3,784	502
Male Householder, No Spouse, With Children	368	211
Male Householder, No Spouse, Without Children	216	122
Female Householder, No Spouse, With Children	1,272	490
Female Householder, No Spouse, Without Children	441	391
Nonfamily Household	841	177
TOTALS	11,225	3,083

TABLE
18-13

1980 WORK AND PUBLIC TRANSPORTATION DISABILITY	
<u>WORK DISABILITY</u>	
With Work Disability:	
In Labor Force	545
Not in Labor Force:	
Prevented From Working	663
Not Prevented	205
No Work Disability	17,555
<u>PUBLIC TRANSPORTATION DISABILITY</u>	
16-64:	
With a Public Transportation Disability	220
No Public Transportation Disability	18,748
65+	
With a Public Transportation Disability	351
No Public Transportation Disability	2,412

There were 1,413 persons with work disabilities in 1980. Of this group 545 (38.6%) persons were in the labor force while 868 (61.4%) were not in the labor force. Of the 868 persons not in the labor force in 1980, 663 (76.4%) were prevented from working.

B. HOUSING CHARACTERISTICS

1. Total Housing Units and Construction Trends

The January 1, 1991, California Department of Finance estimate of housing units for the City of Woodland indicated a total of 14,620 units. The 1990 Census indicated a housing count of 14,198 occupied units which was a 35% increase over the 1980 housing count of 10,740 units. During the decade of the eighties the City average 346 new units per year or an average annual unit increase of 3.5%. Table 18-14 indicates total housing units and construction trends.

TABLE 18-14

1990 HOUSING UNITS AND CONSTRUCTION TRENDS

	1970 ³	1975 ⁴	1980 ⁵	1985 ⁶	1990 ⁷
TOTAL HOUSING UNITS	6,846	19,183	11,239	12,211	14,818
Occupied	6,533	8,737	10,740	11,730	14,198
Vacant	313	446	499	481	620
% Vacant	4.50	4.80	4.40	3.90	4.20

2. Type of Units

The 1990 Census indicated that the City of Woodland's housing stock is predominately single family housing 62.2%, with duplexes and multiple family (3+) units making up 28.8%. Of the 1093 single family attached units there were 243 condominium units. Mobile homes make up the remainder of the City's housing stock (4.0%). Building permit records indicate that since the 1990 Census (April, 1990) to January 1, 1991) there has been an increase in the percentage of multiple family housing units built of single family units versus multiple family housing. No additional mobile home parks have been approved since the 1990 Census. Tables 18-15 and 18-16 indicate the types of units in April of 1990 and the types of units constructed during 1990. Table 18-17 indicates the types of units as of January 1, 1991, (65.9% single family, 30.1% multiple family and 4.0% mobile homes units.

TABLE 18-15

	1990 TYPE OF UNITS			
	TOTAL	PERCENT	TOTAL OCCUPIED	RENTER OCCUPIED BY TYPE
Single Family Detached	8,794	59.80	8,577	1,487
Single Family Attached	1,093	7.40	1,066	686
Duplex	371	2.50	361	328
3 to 4	529	3.60	511	486
Multi-Family 5+ Units	3,342	22.70	3,010	2,979
Mobile Home	589	4.00	575	50
TOTAL	14,718		14,100	6,016

-
- 3 1970 Census
 4 1975 Special Census
 5 1980 Census
 6 January 1, 1985, California Department of Finance Estimate
 7 1990 Census

TABLE 18-16

	TYPE OF UNITS CONSTRUCTED DURING 1990		
	TOTAL	PERCENT	AGGREGATE PERCENT
Single Family Detached	136	48.1	
Single Family Attached (Split lot duplex, condo)	0	0	48.1
Duplex	19	6.7	
3 to 4	0	0	51.9
Multi-Family 5+ Units	128	45.2	
TOTAL	283		

TABLE 18-17

HOUSING STOCK BY TYPE
JANUARY, 1991

	TOTAL	PERCENT	AGGREGATE PERCENT
Single Family Detached	8,930	60.1	
Single Family Attached (Split lot duplex, condo)	864	5.8	65.9
Duplex	488	3.3	
3 to 4	3,470	3.4	30.1
Multi-Family 5+ Units	589	23.4	4.0
TOTAL	14,581	4.0	

Source: 1990 Census and Building Inspection Division Building Permit Records.

The 1990 Census indicated that 47.2% of Woodland's housing stock is owner occupied while 42.8% is renter occupied. The percentage of owner occupied units has decreased by 4.3% and the rental has increased by 4.3% since 1980.

3. Vacancy Rates

It is generally accepted that the desired vacancy rate is 2% for owner units and 6% for renter units in order to provide for normal turnover in housing units. The 1990 Census indicated that the overall vacancy rate for available units was 4.2%. The available vacancy rate for owner occupied housing was 54% and 6.08% for rental housing.

Vacancy rates in the City of Woodland have ranged from 2% to 5% since 1980. The California Department of Finance estimates for the

years 1981-1987 indicated an overall vacancy rate for Woodland ranging from 2.2% (January 1, 1986) to 4.9% (January 1, 1983).

City of Woodland vacancy surveys for rental housing have indicated a wide range of vacancy rates for most types of rental units since 1980. A 1982 survey indicated that apartment complexes of 4 or more units had an overall vacancy rate of 2%. This survey also indicated that one bedroom units had a vacancy rate of 1.5% and that three and four bedroom units had a zero vacancy rate. A 1986 survey (which followed a dramatic increase in apartment construction) indicated a 13% vacancy rate. The vacancy rates by number of bedrooms again showed considerable variation. The 1986 survey indicated higher vacancies for two bedroom units (20%) and one bedroom units (9%) and lower vacancy rates for studio units (3.4%) and three bedroom units (6%). A follow-up survey of nine recently constructed apartment projects in July of 1987 indicated a 39% vacancy rate for those units. The estimated vacancy rate for all other apartments in July of 1987 was 6.9%. Local realtors have indicated that the vacancy rates for single family rentals, duplexes, and other low density housing has historically been extremely low (0-1%).

TABLE 18-18
1990 TENURE AND
VACANCY RATES

TENURE	OCCUPIED UNITS	PERCENTAGE	VACANT AVAILABLE (FOR SALE OR RENT)	VACANCY RATE
Owner	8,120	57.20	44	0.54
Renter	6,078	42.80	370	6.08
TOTAL	14,198	100.00	414	2.79
TOTAL VACANT HOUSING UNITS				
For Sale			44	
Only				
For Rent			370	
Held for			12	
Occassional				
Use				
Other			194	
Vacant				
TOTAL			620	4.2*

*of all housing units.

4. Unit Value

Table 18-19 indicates the 1990 Census unit values of select owner occupied housing units (excludes condominiums and mobile homes). The median value of all the units in this category of housing was \$131,300. This is an increase of \$65,000 from the median value of units of \$66,200 in 1980.

TABLE 18-19

HOUSING VALUE (SPECIFIED OWNER OCCUPIED)	
VALUE	NUMBER
TOTAL	7,105
Less than \$15,000	12
\$15,000 to \$19,999	6
\$20,000 to \$24,999	11
\$25,000 to \$29,999	5
\$30,000 to \$34,999	13
\$35,000 to \$39,999	14
\$40,000 to \$44,999	16
\$45,000 to \$49,999	28
\$50,000 to \$59,999	81
\$60,000 to \$74,999	295
\$75,000 to \$99,999	1,224
\$100,000 to \$124,999	1,444
\$125,000 to \$149,999	1,612
\$150,000 to \$174,999	1,006
\$175,000 to \$199,999	483
\$200,000 to \$249,999	516
\$250,000 to 299,999	202
\$300,000 to 399,999	98
\$400,000 to \$499,999	24
\$500,000 OR MORE	15

5. Age and Condition of Housing

The age of the housing stock is an indicator of the condition of housing. Approximately, seventy-two percent (72%) of Woodland's housing stock has been constructed since 1960 while approximately twenty-eight percent (28%) was constructed prior to 1960. Overall Woodland's housing stock is fairly new. The City's older housing is generally concentrated in Planning Areas "C" and "H." Table 18-20 summarizes the age of the City's housing stock.

Estimates for the overall condition of housing in Woodland are based on the 1975 Special Census. Census enumerators in 1975 made their evaluation of the condition of housing based on five categories: Sound, deteriorating, under extensive repair, dilapidated and inadequate original construction. Sound units are those which are in good condition and only in need of regular maintenance. Deteriorating units are those in need of repair beyond regular maintenance. While not listed as sound units, these are considered as units that can be rehabilitated to a sound condition. Units under

extensive repair are considered units that can be rehabilitated. Units in the dilapidated and inadequate original construction categories are considered to be in poor or unsound condition and should be replaced.

In 1975 ninety-three percent (93%) of the occupied units in the community were in sound condition; five percent (5%) needed repairs or rehabilitation; and two percent (2%) were unsound. Table 18-21 summarizes the 1975 estimates of the condition of housing in Woodland.

TABLE 18-20
AGE OF HOUSING

YEAR BUILT.	TOTAL	PERCENT
1980-1990	3,458	23.50
1979-March 1980	488	3.30
1975-1978	1,705	11.60
1970-1974	2,247	15.20
1960-1969	2,642	18.00
1950-1959	1,659	11.30
1940-1949	884	6.00
1939 or earlier	1,635	11.10
TOTAL	14,718	100.00

Source: 1980 and 1990 Census and Building Inspection Division Building Permit Records.

Since 1975 a total of approximately 200 units have been rehabilitated through block grant programs and a total of 57 units have been removed from the housing supply. Based on this information it is estimated that as of April 1, 1990, that 259 units (2.0%) need to be rehabilitated and that 108 units (0.9%) should be replaced. This information provides a preliminary indication of the condition of housing in Woodland. Further survey work by trained personnel may be necessary to determine the condition of housing on an individual basis.

Another recognized indicator of the condition of housing is the lack of complete plumbing facilities for exclusive use. Complete plumbing facilities is defined as (1) piped hot and cold water, (2) a flush toilet (nonchemical) and (3) a bathtub or shower for exclusive use by household members. All facilities must be in the living quarters. The 1980 Census indicated that out of a total of 11,239 year round housing units, the City of Woodland had 91 units (0.8%)

which were lacking complete plumbing for exclusive use. Of these 91 units 70 were occupied and out of the 70 occupied units, 60 were occupied by renters. Table 18-22 summarizes plumbing facilities by tenure and occupancy status. The 1970 Census indicated that out of a total of 6,846 housing units there were 86 units (1.3%) lacking one or more plumbing facilities. Out of the 86 units 65 were occupied (21 were owner units and 44 were renter units).

TABLE 18-21

1975 CONDITION OF HOUSING			
CATEGORY	ASSESSMENT	PERCENT	UNITS
Sound	Need regular maintenance only	93%	8,540
Deteriorating	In need of repair beyond regular maintenance	5%	459
Under Extensive Repair	Can be rehabilitated		
Dilapidated	Should be replaced	2%	184
Inadequate Original Construction	Should be replaced		
TOTAL UNITS			9,183

TABLE 18-22

1980 TENURE AND OCCUPANCY STATUS
BY PLUMBING FACILITIES

	TOTAL UNITS	OCCUPIED UNITS	RENTERS
Complete Plumbing for Exclusive Use	11,148	10,670	4,072
Lacking Complete Plumbing For Exclusive Use	91	70	60
TOTALS	11,239	10,740	4,132
Persons in Units Lacking Complete Plumbing Facilities for Exclusive Use			
TOTAL	172		

6. Person in Unit

Table 18-23 summarizes the number of persons in occupied housing units by tenure from the 1990 Census. Renter occupied units average 2.66 persons per unit while owner occupied units averaged 2.81 persons per unit. The largest percentage of renter occupied units 11.9% had one person per unit while the largest percentage of owner occupied units 20.7% had two persons per unit. The City averaged 2.75 persons per occupied unit in 1990.

TABLE 18-23

PERSONS IN OCCUPIED UNITS						
PERSONS	TOTAL		OWNERS		RENTERS	
	NUMBER	PERCENT	NUMBER	PERCENT OF TOTAL	NUMBER	PERCENT OF TOTAL
1 Person	2,973	20.90	1,284	9.00	1,689	11.90
2 Person	4,574	32.20	2,939	20.70	1,635	11.50
3 Persons	2,541	17.90	1,465	10.30	1,076	7.60
4 Persons	2,374	16.70	1,471	10.40	903	6.40
5 Persons	1,058	7.50	607	4.30	451	3.20
6 Persons	408	2.90	208	1.50	200	1.40
7+ Persons	270	1.90	146	1.00	124	0.08
TOTALS	14,198	100.00	8,120	57.20	6,078	42.80
MEAN PERSONS PER UNIT						
Owner Occupied		2.81				
Renter Occupied		2.66				
TOTAL		2.75				

7. Room per Unit and Overcrowding

Table 18-24 summarizes the number of rooms per year round housing unit from the 1990 Census.

Overcrowding in residential units has been used as an indicator of housing problems. Overcrowding is defined as housing units with 1.01 or more persons per room. Table 18-24 summarizes the number of persons per room for occupied housing from the 1990

Census. Out of a total of 14,198 occupied units in 1990 there were 1379 units (9.7%) which had 1.01 or more persons per room. Out of 6,078 renter occupied units, 969 (15.9%) were overcrowded and out of 8,120 owner occupied units 410 (6.7%) were overcrowded.

The 1980 Census indicated that out of a total of 10,470 occupied units there were a total of 635 (5.9%) overcrowded units. Out of the 500 overcrowded units 395 units (9.6%) were renter units while 240 units (3.6%) were owner units.

TABLE 18-24

PERSONS PER
ROOM BY
TENURE--1990

TOTAL OCCUPIED		RENTER UNITS		OWNER UNITS	
PERSONS PER ROOM	UNITS	NUMBER	PERCENT	NUMBER	PERCENT
OCCUPIED			OCCUPIED		
1.00 or less	12,819	5,109	36.00	7,710	54.20
1.01 to 1.50	720	492	3.50	228	1.60
1.51 or more	659	477	3.40	182	1.30
TOTALS	14,198	6,078	42.90	8,120	57.10
PERSONS IN UNITS WITH 1.01+ PERSONS PER ROOM					
Renter Occupied	969				
Owner Occupied	410				
TOTALS	1,379				
TOTAL PERSONS IN UNITS	14,198	Percent of Persons in Units With 1.01 + Persons Per Room			9.7

8. Cost of Housing

Tables 18-25 and 18-26 indicate contract rents and monthly owner costs of housing from the 1990 and 1980 Census. Table 18-27

indicates mortgage and rental payments for housing from the 1975 Special Census. The 1990 median contract rent of renter occupied units excluding mobile homes was \$431 per month. In 1980 exactly half of all renter households (49.9%) paid monthly rents of \$200-\$399 per month. Almost one half (45.1%) of renter households paid monthly rents of \$50-\$199. Only 5.1% of renter households paid monthly rents of over \$400.

The 1975 Special Census indicates that both rents and mortgage payments were far lower than in 1980. In 1975 for instance only 2.1% of homeowners paid \$350 or more per month for their mortgages. Over one-third (36.1%) of homeowners owned their homes outright. The remaining homeowners paid the following monthly mortgages; 25.3% paid \$149 or less, 26.5% paid \$150-\$249, and 10% paid \$250-\$349. In 1975 more than two thirds of all renters (68.7%) paid rents of \$150 per month or less and only 1% paid \$277 or more per month. Other renters paid the following monthly rents; 26.2% paid \$151-\$225 and 4% paid \$226-\$276.

TABLE 18-25
1990 CONTRACT RENT

TOTAL	5996
Less than \$100	33
\$100 to \$149	195
\$150 to \$199	231
\$200 to \$249	176
\$250 to \$299	351
\$300 to \$349	485
\$350 to \$399	816
\$400 to \$449	1073
\$450 to \$499	888
\$500 to \$549	627
\$550 to \$599	258
\$600 to \$649	247
\$650 to \$699	168
\$700 to \$749	121
\$750 to \$999	210
\$1,000 or More	15
No Cash Rent	102
Median Contract Rent	431

TABLE 18-26

1980 SELECTED MONTHLY OWNER COSTS⁸

UNITS WITH MORTGAGE		UNITS WITHOUT MORTGAGE	
Amt. Per Month	Owner Households	Amt. Per Month	Owner Households
\$ 0 - 99	19	\$ 0-49	53
100-149	127	50-74	309
150-199	454	75-99	351
200-249	515	100-124	253
250-299	495	125-149	101
300-349	526	150-199	152
350-399	454	200-249	26
400-449	373	250+	38
450-499	338		
500-599	432		
600-749	392		
750+	183		
TOTALS	4,308		1,283

Median Selected Monthly Owner Costs With Mortgage: \$352

Median Selected Monthly Owner Costs With No Mortgage: \$95

TABLE 18-27

1975 MORTGAGE & RENTAL PAYMENT FOR HOUSING	
TOTAL	PERCENTAGE
904	10.26 No Response
1,314	14.91 Own - \$149 or less
1,378	15.64 Own - \$150 - \$249
519	5.89 Own - \$250 - \$349
109	1.24 Own - \$350 or more
1,876	21.29 Paid for
1,763	20.01 Rent - \$150 or less
672	7.63 Rent - \$141 - \$225
106	1.20 Rent - \$226 - \$276
25	.25 Rent - \$277 or more
144	1.63 Other arrangements
TOTAL 8,810	

⁸ Monthly owner costs (real estate taxes, fire and hazard insurance, utilities, fuels, and mortgage). The data exclude owner occupied condos, mobile homes, and trailers.

C. HOUSING MARKET CHARACTERISTICS

1. Introduction

This Chapter documents the activities of the local housing market and its responsiveness to the needs of the community. It discusses population growth, construction and subdivision activity, consumer and producer housing costs, affordability, overpaying and housing demand. An understanding of the local housing market is essential for assessing housing needs and developing a workable housing program.

2. The City of Woodland experienced a relatively stable rate of growth during the 1950's, 1960's, and early 1970's. The population increased at an average annual rate of 3.72% from 1950 to 1960, 4.34% from 1960 to 1970 and 4.25% from 1970 to 1975. From 1975 to 1980, the average annual rate of growth declined to 3.50% and was 2.2% from 1980 to 1988. The rather abrupt decline in growth rate from 1980 to 1985 can be linked mainly to inflationary trends and the recession of 1981-82, both of which resulted in less economic growth and fewer jobs. From 1985 to 1990 building activity recovered and the annual growth rate of 4.08%. Table 18-28 summarizes the population growth rates in Woodland from 1940 to 1990.

TABLE 18-28

1940-1990 GROWTH RATES					
YEAR	INTERVAL	POPULATION	POPULATION INCREASE	PERCENT INCREASE	ANNUAL GROWTH RATE
1940		6,637			
	10 years		2,749	41.40	3.53 (1940-1950)
1950		9,386			
	10 years		4,138	41.10	3.72 (1950-1960)
1960		13,524			
	10 years		7,153	52.90	4.34 (1960-1970)
1970		20,677			
	5 years		4,778	23.10	4.25 (1970-1975)
1975		25,455			
	5 years		4,780	18.80	3.50 (1975-1980)
1980		30,235			
	5 years		2,890	9.60	1.94 (1980-1985)
1985		33,034			
	5 years		6,768	20.40	4.08 (1985-1990)
1990		39,802			

Source: U.S. Census, and California Department of Finance.

3. Residential Construction Activity Recent Trends

Table 18-29 outlines residential building permits from January 1, 1970 to December 31, 1990, by building type, number of permits and number of units. During this time frame the City averaged 389 residential units constructed per year. The annual averages by building type are as follows: single family 195 units per year, split lot duplex 15 units per year, condos 12 units per year, duplexes 17 units per year and multiple family units (three or more units) 150 units per year. The construction of single family units had declined steadily from a high of 331 units in 1976 to a low of 72 units in 1982. The year 1983, however, marked the end of this decline with permits issued for 167 single family and split lot duplex units. Duplex construction has remained low since the last good year (44 units) in 1979. Only 35 duplexes were constructed from January 1, 1980 to December 31, 1991. Four triplexes and six fourplexes have been constructed since 1980. Apartments of five or more units made a strong comeback after two years of little activity—44 units during 1981-1982. Calendar year 1986 was a record breaking year for apartment construction (635 units). A shortage of R-2 Zone (Duplex Residential) vacant lots and small R-M Zone (multiple family residential) vacant parcels may have contributed to the low levels of duplex, triplex, and fourplex construction.

Table 18-29 also indicates the percentage of total units constructed by building type. The largest category of units by type is single family detached, single family attached and split lot duplexes (57.3%) followed by apartments of five or more units (36.4%), duplexes (4.4%) and triplexes/fourplexes (1.9%).

TABLE 18-29

**RESIDENTIAL BUILDING PERMITS/UNITS
JANUARY 1, 1970 to DECEMBER 31, 1990**

Year	Single Family	SLD	Condo	Duplex	Multiple Family 3+			TOTAL
					Triplex	Fourplex	5+	
1970	182	0	0	10/20	0	3/12	3/120	334
1971	124	0	194	13/26	0	1/4	1/47	395
1972	361	0	0	27/54	0	3/12	4/83	510
1973	268	0	0	1/2	0	2/8	8/442	720
1974	232	0	15	11/22	0	1/4	1/32	305
1975	175	0	0	1/2	0		0	177
1976	331	0	0	45/90	1/68		0	495
1977	262	14	0	22/44	1/3	2/8	3/130	461
1978	121	24	14	2/4	0	1/4	3/138	305
1979	104	30	0	22/44	0		2/117	295
1980	46	52	0	5/10	0		1/92	200
1981	66	31	0		0		0	97
1982	43	28	0	2/4	0	6/24	1/44	119
1983	139	28	0	1/2	0		2/98	267
1984	110	50	0	3/6	0		3/162	328
1985	162	16	0	2/4			5/453	659
1986	257	10	0	3/6	1/2		6/638	923
1987	290	4	0	4/7	0		3/92	414
1988	466	0	6	3/6	0		5/108	586
1989	227	4	12	3/6	0		2/42	291
1990	136	17	0	1/2	0		1/128	283
TOTAL	4,102	308	262	181/361	3/83	19/76	54/2972	8,164

Annual Average Units (21) Percent of Total Units	195	15	12	17	4	4	142	389
	50.30	3.80	3.20	4.40	1.00	0.90	36.40	0.00

Table III located in the Appendix summarizes building permit activity for multiple family residential projects (3+ units) from January 1, 1975, through December 31, 1990, by month, project name, units, bedrooms, and net acreage. Of the 2,253 units built during the 16 year period most were two bedroom units (58.8%) followed by one bedroom units (36.6%), three bedroom units (2.4%) and studio units (2.1%). The land area utilized from the construction of the 2,253 units comes to 100.6 net acres for an average density of 22.7 units per net acre.

The largest percentage of housing in Woodland continues to be the single family detached homes and the split lot duplex. However, since 1980 almost as many apartment units have been constructed as

single family homes (52.4% single family versus 47.6% multiple family).

4. Demolition

the City of Woodland has experienced relatively low levels of residential demolitions. A review of the Building Inspection Division Building Permit files has indicated that during the 5-year period from January 1, 1986, to December 31, 1990, the City averaged 3 residential demolitions per year. This seems to indicate further that the condition of the existing housing stock in Woodland is fairly good and that most units have been and continue to be well maintained.

5. Condominium Conversions

On April 21, 1981, the city of Woodland adopted a Condo Conversion Ordinance as a result of specific condo conversion proposals by an investment firm. The City, however, has not had any condo conversions take place since the Ordinance was adopted. Interest in condo conversions has remained low since the time of the conversion proposals in late 1979.

6. Assisted Housing Construction

A total of 141 units of assisted housing have been constructed in Woodland from January 1, 1983, to December 31, 1990. All of these units are in nine (9) different multifamily developments. Together they comprise 9.4% of all multifamily units constructed in Woodland during the above time frame. Table 18-30 provides a breakdown of this recently built assisted housing by name of project, units, tenant group and program. A subtotal of 46 units or 32.9% of all the assisted units are for the elderly.

7. Mobile Home Parks

The City of Woodland has six mobile home parks of varying sizes totaling 589 spaces according to the 1990 Census. These spaces are almost always 100 percent occupied indicating a strong demand for this type of housing. The last mobile home park built in Woodland was approved in May of 1976.

TABLE 18-30
1985-1990⁹ MULTIFAMILY ASSISTED HOUSING

Year	Project Name	Type Program	Units	Tenant Income Group
1985	Heritage Oaks	Mortgage Revenue Bond	24	Low Income
1985	The Village	Mortgage Revenue Bond	39	Low Income
1985	Pebblewood	Bonus Density	4	Very Low Income
1985	The Greens	Bonus Density	19	Low or Moderate Income (Elderly)
1985	Woodland Manor	Bonus Density	5	Very Low Income (Elderly)
1986	Walnut Woods	Bonus Density	3	Very Low Income
1986	Cottonwood Meadows	Rental Housing Const.	15	Very Low Income
			5	Low Income
1987	Stella Apt.	Bonus Density	2	Very Low Income
1989	Courtside Village	Bonus Density	25	Very Low Income
TOTAL			141	
54 Very Low Income (22 Elderly) 78 Low Income (15 Elderly) 9 Moderate Income (All Elderly)				

8. Elderly Housing

A total of 280 units of multi-family (apartments) housing were constructed from 1985 to 1990. All of these units are in different multifamily developments. These units represent 18.7% of all the multifamily construction from January 1, 1985 to December 31, 1990. It is estimated that 61 of the 280 elderly units will be specifically reserved for very low to moderate income elderly households. Table 18-31 provides a breakdown of the multifamily elderly housing by project, units and tenant income group

⁹ January 1, 1993, to December 31, 1991, Source: Planning and Building Inspection Division

TABLE 18-31

1980-1987 ELDERLY HOUSING (MULTI-FAMILY) PROJECTS

Year	Project Name	Total Units	Tenant Income Group	Status
1985	The Greens	19	19 Low or Moderate	Finaled 1986
1985	Woodland Manor	49	5 Very Low per Density Bonus	Finaled 1986
1986	Fowler Commons	5	1 Very Low Income (Section 8)	Finaled 1987
1986	Cottonwood Meadows	47	15 Very Low Income 5 Low Income 16 Very Low Income (Projected Section 8 Units)	Finaled 1988
1987	Lincoln Gardens	65	Market Rate	Finaled 1988
1987	Roth Apartments	18	Market Rate	Finaled 1988
1989	Courtside Towers	77	Market Rate	Finaled 1989
TOTAL		280		
		37 14 <u>10</u> 61	Very Low Income Low Income Moderate Income Total	

9. Subdivision Activity

Tables 18-32 and 18-33 summarize all of the final subdivision or parcel maps recorded for residential development from January 1, 1980, to December 31, 1990, (11 years). Table 18-32 identifies final map approvals for low density development (0-10 units per gross acre) while Table 18-33 identifies final maps recorded for medium density development (8 to 25 units per gross acre).

The final maps for low density subdivisions approved since January 1, 1980, range in area from 2.0 to 27.3 gross acres. Most of the larger subdivisions involved the phased construction of improvements and build out of units. During the 11 year period studies, the City approved 2,030 low density lots that would allow for a total of 2,030 units. This activity would average out at 185 low density lots recorded per year. Most of the approved lots are for single family detached homes or for split lot duplexes.

TABLE 18-32

1980-1990
SUBDIVISIONS-
-LOW DENSITY
DEVELOPMENT

No. Subdivision	Date Recorded or Approved	No. of SF Lots	Density Gross Acreage	Lots/ Acre
1 Dodd's Ranch Unit #2	1980	64	8.20	7.40
2 North Park Unit #1	1980	57	12.90	4.40
3 Schuler Ranch Estates	1980	135	27.30	4.90
4 North Park Unit #2	1983	71	14.80	4.80
5 President's Park #2	1983	73	12.40	5.90
6 Westland Ranch Estates #1	1984	76	16.90	4.50
7 Dodd's Ranch #3	1984	54	8.10	6.70
8 Park East #1	1984	58	8.10	7.20
9 North Park #3	1984	29	7.60	3.80
10 Willow Springs Ranch #1	1985	90	19.50	4.60
11 North Park #4	1985	68	14.00	4.90
12 Streng Park #4	1986	75	18.40	4.10
13 Faria Park #1	1986	44	13.90	3.20
14 Streng Park #4, Phase II	1986	24	5.00	4.80
15 Sunrise #1	1986	24	5.50	4.40
16 President's Park #2	1986	48	6.50	7.20
17 Willow Springs Ranch #2	1986	83	15.70	5.30
18 Parkwood Place #1	1987	79	12.60	6.30
19 Country Park #3546	1987	20	4.60	4.30
County Park #3425	1987	96	17.20	5.60
20 Streng Park #5	1987	62	13.30	4.70
21 Courtside Estates #1	1987	46	6.50	7.00
22 Woodland Meadows	1987	86	15.4	5.60
23 Shadow Wood Village	1987	51	12.8	4.00
24 Faria Park #2	1987	50	15.6	3.10
25 Crystal Springs	1987	86	16.00	5.40
26 Greenwood Subdivision	1987	39	8.8	4.40
27 Southwood	1988	48	8.00	6.00
28 Parkwood Unit #2	1988	57	8.20	7.00
29 County Park East	1989	124	20.70	6.00
30 Faria Park #3	1989	18	6.20	2.90
31 Doubletree Village	1989	17	2.50	6.80
32 Dyer	1990	5	2.00	2.50
33 Estates of Woodland	1990	74	14.00	5.30
TOTAL		2,030	399.20	5.10

Source: City of Woodland Planning Division.

TABLE 18-33

**1980-1991 PARCEL MAPS AND SUBDIVISIONS
FOR MULTIPLE FAMILY PROJECTS**

No.	Subdivision/Parcel Map	Date Recorded or Approved	No. of MF Lots	Net Acreage	Proposed Units
1	PM#3125 Ich, Inc. (RM/PD)	12/30/85	1	7.25	104
2	PM#3467 Streng/Lewis (RM/Pd)	6/4/86	1	8.24	160
3	Sunrise (Proposed R-1/PD)	8/29/86	1	4.00	81
TOTALS			3	19.49	345

Source: City of Woodland Planning Division.

Split lot duplexes (or halfplexes) are a relative new type of housing for Woodland. This concept involves creating lots ranging from 30 to 35 feet in width which allows one duplex structure to be located on two adjacent lots with the common property line passing between the two units in the duplex. This allows owner occupancy of one-half of a duplex on a separate parcel of land. Other distinguishing features include separate utility and electrical hookups, two adjacent one hour fire walls and one common roof. The first units were constructed in Streng Park in late 1977. Since that time 308 units as of December 31, 1990, have been constructed in 11 different subdivisions.

The approved low density subdivisions account for 399.2 gross acres which results in an average density of 5.1 units per gross acre based on 2,030 units. The average gross acres approved per year for low density subdivisions is 36.3. A summary of vacant low density lots is included in the Housing Constraint Analysis chapter.

Glenwood Subdivision includes 39 condo units. It is the first condo complex to be constructed in Woodland since 1978.

The parcel maps and tentative maps recorded for medium density residential development account for a total of 3 lots and 345 units on 19.49 net acres of land (see Table 18-33). Two of the approved lots are zoned for R-M Multiple Family Residential which allows medium density residential development while the other is zoned R-1/PD Single Family Residential which allows for low density residential (1 to 10 units per gross acre). Subdivisions which are zoned R-1/PD may have multiple family residential development on designated parcels. In these subdivisions the overall subdivision density is maintained at 1-10 units per gross acre while on designated parcels the planned densities are higher. The lots created for medium density residential development have been approved in

most cases for specific types of housing units (single family attached, apartments or fourplexes).

The City of Woodland has experienced a very orderly pattern of growth. New subdivisions and annexation areas have typically been contiguous to existing developed or largely developed areas. As a result the City is very compactly developed with limited potential for low density infill or redevelopment projects. Most of the subdivisions in Table 18-32 are located on the west, south or east fringes of the City. Infill areas and vacant lots are for the most part zoned for multiple family residential development. There are very few vacant low density lots outside of the newer subdivisions.

10. Housing Availability/Vacancy Rates

Refer to "Tenure and Vacancy Rates in Tables 18-17 and 18-18 of the Data Base--Housing Characteristics, for a summary of housing availability/vacancy rates.

11. Sales Prices of New Homes

Table 18-34 summarizes the 1991 sales prices and cost per square foot of new single-family detached homes in Woodland. The new units range from \$146,000-\$196,000. The average cost per square foot of mid-range homes is \$103. It is estimated that the median price of a single-family home in Woodland was \$163,000.

The sales price of starter homes or homes priced in the lower third of the housing market in Woodland are generally \$100,000 to \$140,000. The mid-priced homes are generally \$140,000 to \$185,000 and the upper range homes are considered as those \$185,000 or more. The bulk of the 1991 new home sales activity has been in the moderate home market. Custom homes are primarily being built in the Faria Park Subdivision.

12. Sales Prices of Used Homes

The majority of used single family homes sold in 1991 ranged from \$100,000 to the high \$298,000. Table 18-35 summarizes some of the recent home sales prices in Woodland. The average sales price of the homes in Table 18-35 indicates most of the homes sold between \$160,000 to \$169,999.

The advertised sales prices of condos ranged from the \$88,500 to \$121,000 and split lot duplex units generally sold from \$110,000-\$129,900.]

TABLE 18-34

**1991 NEW SINGLE FAMILY DETACHED
HOME SALE PRICES**

Subdivision/Parcel Map	Sq. Ft.	Selling Price
Southwood	1,420	\$146,000
	1,400	\$156,500
	1,635	\$169,500
	1,637	\$159,900
The Estates of Woodland	1,600	\$164,000
	2,000	\$196,000
Faria Park: Sites are custom homes with prices ranging from \$185,000 to \$400,000		

TABLE 18-35

**1991 SALES PRICES OF
USED SINGLE FAMILY
HOMES (JULY-
SEPTEMBER)**

Home Price Range	No.	Average
\$ 90,000-99,999	5	\$95,000
100,000-120,999	4	\$118,000
120,000-129,999	6	\$126,000
130,000-159,999	0	
160,000-169,999	39	\$163,000
170,000-229,999	17	\$226,000
230,000+	1	\$298,000
TOTAL	72	

Source: Yolo County Board of Realtors--
Multiple Listing Sales Prices July-September, 1991.

13. Rent Levels

Woodland's rents leveled off in 1986 and 87 after dramatic three to five percent per year increases in the previous five years. This leveling was caused in part by the interest rate decreasing from 15 percent to as low as nine percent over the last three years. However, rental homes (any rental unit with a yard) have retained the trend of three to five percent per year increases in rates. The

reason behind this exception is the large demand for this type of rental housing.¹⁰

TABLE 18-36

1987 ADVERTISED RENTS BY TYPE UNIT

Type Unit	Range	Average Rent
Single Family	\$450-850	\$650
Townhouses	\$376-480	\$428
Condominiums	\$450-525	\$488
Apartments:		
Studio	\$210-315	\$262
1 Bedroom	\$142-395	\$268
2 Bedroom	\$215-550	\$382
3 Bedroom	\$350-674	\$512

Source: 1986 and 87 Community Development Department Rental Survey and September, 1987 conversations with realtors.

14. Affordability

Housing is a basic necessity of living. Everyone is a housing consumer and is housed in some fashion. We either rent or buy or make other arrangements. Housing consumers require a housing market that allows for housing costs to be balanced with other basic needs in order for housing to be considered affordable. The affordability of housing is subject to a number of variables pertaining to (1) the consumer (his income, family size assets, and liabilities); (2) the housing market (rents, sales prices, vacancy rates, interest rates, financing availability and construction activity and (3) related housing costs (utilities, insurance, and property taxes).

The affordability problem for housing consumers is becoming known as the affordability gap. A housing study prepared for the City of Sacramento by Questor Associates defines the affordability gap as "the gap that exists between rising housing costs and lagging consumer incomes--the income required to purchase housing at a price level that supports reasonable profits or incentives to construct

¹⁰ September 1987 conversations with property managers and realtors.

housing. The precise dollar value of this gap depends on varying income levels and house prices. More specifically the affordability gap is the difference between what the producer can afford to build and the consumer can afford to pay."¹¹ For buyers, the inability to afford to buy a house is a combination of insufficient assets, insufficient monthly income and an inability to qualify for a loan. For renters, the inability to afford to rent is mainly insufficient income for monthly rent and utilities.

15. Overpaying

Overpaying is closely related to affordability in that it helps to define more clearly the parameters for housing affordability. The overpaying concept recognizes that for every household there are practical limits for housing expenses and that housing costs must be balanced with other basic household needs as well as optional expenditures. Rules of thumb for overpaying vary according to property managers, lenders, and public agencies.

Overpaying is defined by the California Department of Housing and Community Development (HCD) as paying more than 25% of gross household income for housing and related housing costs. This percentage factor is particularly relevant to very low and low income households (households making 80% or less than the county median family income with adjustments for family size). For the lower income groups 25% of household income represents a threshold beyond which other basic household needs may be affected. Moderate and above moderate income households (households making 81% or more than the county median family income with adjustments for family size) can generally pay more than 25% of their incomes for housing without sacrificing other basic necessities. For ownership housing, monthly housing costs should not exceed 30% of monthly income to be considered affordable. A maximum of three times the gross annual income is also a standard of affordability for ownership housing. The extent of overpaying for housing among renters and buyers is an indicator of the need for lower cost housing and government sponsored programs to assist housing consumers.

The 1980 Census can be used to derive the number of renter and owner households that are overpaying. Table 18-37 summarizes the 1980 households overpaying by tenure and income group. Very low and low renter households had the highest frequency of overpaying in 1979. There were 1,385 very low income households and 373

¹¹ Affordable Housing Study for the City of Sacramento, Questor Associates, February 1981.
DATA BASE/HOUSING

low income renter households overpaying. The very low income renter households overpaying (1,385) constituted one-third (33.5%) of all renter households (4,132) and 47% of all the very low income households in 1979 (2,905). The number of moderate and above moderate income renter households overpaying is not considered significant (2.6% and 1.4% respectively) given their incomes and the availability of affordable units.

The highest frequency of overpaying among owners also involved very low and low income households. There were 416 very low and 321 low income owner households overpaying in 1979. Above moderate income households had the next highest frequency of overpaying with 300 households overpaying.

The number of very low and low income owner households overpaying is considered significant due to the percent of households overpaying by income group. The 416 very low income owner households overpaying constituted 14.3% of the very low income group and the 321 low income owner households overpaying constituted 16.9% of the low income group. The number of above moderate income owner households overpaying is not considered significant given the number of households involved, their ability to pay and the availability of affordable units.

Very low income renters and owners had the highest frequency of overpaying as a group. There were 1,801 very low income households overpaying in 1979 which constituted 62% of the total income group. Low income renters and owners had the next highest frequency of overpaying with 694 households which constituted 36.5% of the total income group. The frequency of overpaying among renter and owner households in the moderate and above moderate income groups is about the same--11.8% and 10.2% respectively. This frequency of overpaying is not considered significant given the income levels and the general availability of affordable housing for these groups.

16. 1987 Affordability/Overpaying Assessment

a. Introduction

This section identifies typical costs of affordable housing by income group and estimates the percent of households that are currently overpaying for housing by income group. This assessment takes into account household incomes, interest rates of 1987, local sales prices and rents (1987) and affordability and qualifying criteria.

Most housing cost and affordability studies utilize U.S. Department of Housing and Urban Development (HUD) income categories and various affordability rules of thumb to determine the ability to pay for housing. The four income groups used by HUD for analysis purposes are defined as follows;

1979 OVERPAYING BY INCOME GROUP AND TENURE¹²

Income Group ¹³	Renters Overpaying ¹⁴			Owners Overpaying ¹⁵			Total Households Overpaying	
	Number Overpaying	% of Total Renters	% of Total Income Group	Number Overpaying	% of Total Owners	% of Total Income Group	Number Overpaying	% of Total Income Group
Very Low \$0-\$10,350/year 2,905 households 1979	1,385	33.50	47.7	416	6.30	14.30	1,801	62.00
Low \$10,351-\$16,498 1,900 households 1979	373	9.00	19.6	321	4.90	16.90	694	36.50
Moderate \$16,499-\$24,696 2,439 households 1979	106	2.60	4.3	181	2.70	74.00	287	11.80
Above Moderate \$24,697 + 3,493 households 1979	57	1.40	1.6	300	4.50	8.60	357	10.20
	1,921	46.50		1,218	18.40		3,139 (29.2% of Total Households)	
	(Total 1980 Renter Households 4,132)			(Total 1980 Owner Households 6,608)			(Total 1980 Households 10,740)	

12. 1980 Census. Note that there were 157 renters and 35 owner households that did not respond. Overpaying is paying more than 25% of gross income for gross rent (the sum of contract rent and utility costs) and selected monthly owner costs (the sum of property taxes, insurance, utilities, and mortgage payments).

13. Table 18-7, 1979 Distribution of Household Income.

14. Renter occupied housing units.

15. Owner occupied noncondo units. Excludes mobile homes and trailers and units at an address with two or more units.

Very low	0-50% of County Median Family Income
Low	51-80% of County Median Family Income
Moderate	81-120% of County Median Family Income
Above Moderate	Above 120% of County Median Family Income

The most recent estimates for Yolo County median Family Incomes are from HUD. Table 18-38 summarizes median family incomes by family size. For analysis purposes for four-person families are used for owner households (median income \$39,700 and two-person families are used for renter households (median income \$31,750).

In order for housing to be considered affordable the percentage of gross income devoted to housing should not exceed 25% of gross household income especially for very low and low income households (incomes at or below 80% of the area median income with adjustments made for household size). Moderate and above moderate income households can usually pay more than 25% of gross family income for housing without sacrificing other basic necessities. Local realtors and loan officers have indicated that qualifying rules of thumb for moderate and above moderate income home buyers are undergoing change in recognition of the fact that home ownership requires a greater percentage of household income in order to qualify with present interest rates and production costs. Some lenders are willing to lend to buyers committing as much as 35% of their gross incomes for housing although 30-33% is the norm (1991).

TABLE 18-38

FY 1991 MEDIAN INCOME BY FAMILY
SIZE, YOLO COUNTY¹⁶

Number of Persons in Family	Median Income
1	\$27,800
2	\$31,750
3	\$35,750
4	\$39,700
5	\$42,900
6	\$46,050
7	\$49,250
8	\$52,400

b. 1987 Income to Rent

Table 18-39 indicates typical rents that are considered affordable by income group and family size with various percentages of gross family income allocated to monthly rents. In using Table 18-39, it should be noted that

TABLE 18-39

1987 AFFORDABLE MONTHLY RENTS BY
INCOME GROUP AND FAMILY SIZE

Percent of County Median Family
Income Group and Family Size

	50% Very Low	80% Low	100%	120% above moderate
Family Income	\$12,650	\$20,250	\$25,300	\$30,350
Affordable Monthly Payment:				
'@ 25% of gross monthly income	\$264	\$422	\$527	\$632
'@ 30% of gross monthly income	\$316	\$506	\$632	\$759
'@ 35% of gross monthly income	\$369	\$591	\$738	\$885

Percent of County Median Family
Income (Family of 4, FY 1987)

	50% Very Low	80% Low	100%	120% above moderate
Family Income	\$15,800	\$25,300	\$31,600	\$37,900
Affordable Monthly Payment:				
'@ 25% of gross monthly income	\$329	\$527	\$658	\$790
'@ 30% of gross monthly income	\$395	\$632	\$790	\$948
'@ 35% of gross monthly income	\$461	\$738	\$922	\$1,105

households and families where incomes are at or below 80% of the County Median Income (with adjustments for family size) are generally looking at affordable rents not exceeding 25% of their gross monthly income. due to the costs of other basics necessities and their relatively low incomes, these households cannot pay more than 25% of their gross incomes for housing without making sacrifices in other important areas such as health care, food, etc. The higher percentages of income paid for housing are included for analysis and comparison purposes only. Tow and four-person families are used in Table 18-39 to represent young couples with children who can live in smaller rental units such a one and two-bedroom units and young couples with two children who may require larger rental units such as duplexes or townhouses.

The 1991 Rental Housing Estimate indicated the following general rent structure for new rental units in Woodland:

1991 Rents Per Month by Type Unit (New Rentals)

Detached Home	\$700
Duplexes	\$550
Townhouses and Condos	\$550
Apartments:	
Studio	\$300
One-bedroom	\$375
Two-bedroom	\$450
Three-bedroom	\$650

Comparing the above rents with the affordable monthly rents in Table 18-39 provides an indication of the incomes required to rent new units in Woodland.

An analysis of the preceding sections on rent levels (particularly for new units), income groups, overpaying and affordability indicates that the local rental housing market will not provide an adequate supply of affordable new units for two-person households with incomes at or below 50% of the County Median Family Income (very low income). Two-person households with incomes between 51 and 80% of the County Median Family Income (lower income households) should be able to find affordable rental units--primarily one and two-bedroom apartments. this income group, however, may have difficulty finding affordable duplexes or single family detached rental units. Two-person households with incomes at or above 81% of the County Median Family Income (moderate and above moderate income households will be able to find affordable rental units of all kinds with the possible exceptions of some larger single family detached units.

The rental housing market will not provide an adequate supply of new affordable two and three-bedroom apartment units for four person families and households that are at or below 50% of county median Family Income. The typical rents for two-bedroom apartments are \$70 to \$100 a month more than they should be for households earning exactly 50% of the County Median Family Income. Those earnings less will be paying considerably more than 25% of their income for housing. Four person families and households that are between 51 and 80% of County Median Income should find an adequate selection of affordable apartments, townhouses, and other types of rental housing although again, there will be limited numbers of affordable duplexes and detached single family homes. Four person families and households with incomes at or above 81% of the County Median Income (moderate and above moderate income) will be able to find most types of affordable rental units with the exception of some duplexes and single family detached homes.

c. 1987 Income to Buy

Table 18-40 provides estimates of 1987 maximum affordable home prices for a family of four based on income and financing characteristics. Affordable monthly payments are broken down into 30% of gross monthly income and 35% of gross monthly income. These percentages are used as they represent qualifying rules of thumb for home buyers that are being used by lenders. In all cases the home prices assume a 30-year fixed rate mortgage with a 10% down payment. Interest rates used range from 9% to 11%. The family incomes used are based on the estimated FY 1987 Yolo County Median Family Income for a family of four. All of the home prices used are estimates made by using monthly loan amortization payment tables (Realty Bluebook). Affordable home prices in relation to family incomes will, of course, vary depending on buyer assets, the lender terms of the sale, fees, and closing costs. It should also be noted that the monthly payment examples are strictly for mortgage payments and do not include other costs associated with home ownership including maintenance and repairs.

It is estimated by HCD that property tax, insurance, operations, maintenance, and repair and utilities for a home with a \$60,000 mortgage will be \$171 a month. The same costs for a home with an \$80,000 mortgage will be \$219 a month.¹⁷ From those examples, it is easy to see how total housing costs can exceed even 35% of gross family income.

Table 18-40 indicates that in most cases median family incomes must be 81% or more of the County median in order to buy a starter home or lower priced used home in Woodland. Families at or below 50% of the County

median family income would find it difficult to set aside a 10% down payment, find a lender and qualify and then pay 30-35% of their gross monthly income for housing. When the costs of ownership are added to the monthly mortgage payments there would be little remaining for transportation, food, healthcare, and other necessities. Furthermore, used homes for sale in the lower price ranges (50's and 60's) are generally small or in need of major repair or both.

TABLE 18-40

**1987 MAXIMUM PRICE OF
AFFORDABLE HOUSING BY
INCOME GROUP AND
FINANCING
CHARACTERISTICS**

	Percent of County Median Family Income (Family of 4, 1987)			120%
	50% (Very Low)	80% (Low)	100% (Median)	(Above Moderate)
Family Income	\$15,800	\$25,300	\$31,600	\$37,900
Affordable Monthly House Payment:				
@ 30% of Gross Monthly Income	\$395	\$632	\$790	\$948
Maximum Affordable Price of House Assuming 30 years Fixed Rate Mortgage and 10% Down				
@ 9% Interest	\$54,440	\$86,670	\$108,840	\$130,000
@ 10% Interest	\$50,000	\$80,000	\$100,000	\$120,000
@ 11% Interest	\$46,000	\$73,670	\$92,220	\$110,550
Affordable Monthly House Payment:				
@ 35% of Gross Monthly Income	\$461	\$738	\$922	\$1,105
Maximum Affordable Price of House Assuming 30 years Fixed Rate Mortgage and 10% down				
@ 9% Interest	\$63,550	\$101,890	\$127,220	\$152,550
@ 10% Interest	\$58,220	\$93,330	\$116,670	\$140,000
@ 11% Interest	\$53,780	\$86,110	\$107,780	\$128,890

D. HOUSING CONSTRAINT ANALYSIS

1. Introduction

This section analyzes nongovernment and government constraints to the maintenance, improvement or development of housing for all income levels in Woodland. Nongovernment constraints to the development of housing are economic or housing market forces affecting housing such as financing costs, the price of land or the cost of construction. Government constraints to the development of housing include land use controls such as planning and zoning, fees, and processing, and permit procedures. Housing constraints whatever their types or origin in most cases directly or indirectly add to the cost of housing for consumers and limit housing opportunities for most income groups.

The identification and analysis of housing constraints is a part of the State mandated Housing Element process which involves formulating a housing program that seeks to remove or lessen those housing constraints that can be addressed at the local level. Examples of moving or lessening government constraints in Woodland would potentially include a wide range of actions such as: (1) reductions in the fee schedule; (2) revising ordinances to increase permitted residential densities (units per acre) or ; (3) revising standards for on and off site improvements. Unfortunately, there is little that local governments can do to lessen or reduce Nongovernment constraints since these constraints involve private industry (in a relatively free enterprise economy), and complex state and national economic policies. As a result housing elements must usually focus on government constraints.

2. Nongovernment Constraints

a. Cost Components of Housing

Major private market constraints to housing production and affordability include availability and cost of financing, availability and cost of land and cost of labor and materials. Tables 18-41 and 18-42 shows cost components in the purchase price of single family homes for a large builder and independent builder. A summary of the cost components in the purchase price of multiple family housing follows on Table 18-43.

TABLE 18-41

**1991 PERCENT OF COST COMPONENT
IN SALES PRICE OF SINGLE FAMILY HOME**

	LARGE BUILDER	
Component		Percent Of Sales Price
Land		
Raw Land	12	25
Infrastructure	13	10
Government Fees		10
Building Costs		
Materials and Labor		41
Financing		3
Marketing & Overhead		14
Profit		7
TOTAL		100

TABLE 18-42

INDEPENDENT BUILDER

Component	Percent Of Sales Price
Land	
Includes Infrastructure	36
Government Fees	7
Building Costs	
Materials and Labor	40
Financing	5
Marketing & Overhead	5
Profit	7
TOTAL	100

TABLE 18-43

1991 PERCENT OF COST
COMPONENTS
IN SALES PRICE OF APARTMENT
COMPLEX¹⁸

Component	Percent of Sales Price
Land	12
Construction and Architect	57
Government Fees	12
Financing	12
Profit	7
Total	100

b. Availability and Cost of Financing

Financing problems are a major element of the housing affordability problem. High interest rates have produced chaos in the financial sector and have severely impacted the final selling or rental price of residential units. Over the last two years, interest rates have declined from 12% to 8.5%.

Interest rates impact sales prices in two distinct ways. The first is in the interest cost of the construction loan itself. Usually, a developer obtains construction financing for a one-year term at interest rates equal to or exceeding the prime interest rate. The cost of borrowing money is then passed onto the buyer in the form of a higher selling price for the unit.

The second way in which interest rates affect sales prices is the rate at which a prospective homeowner can borrow in order to secure a mortgage on the property. With a 12% interest rate, (PITI) households would be required to pay a monthly mortgage payment of \$1,570 on a \$140,000 home (assuming a 5% down payment) over a 30-year amortization period. The same home would require a monthly mortgage payment of only \$1220 if a 8.5% mortgage interest rate prevailed.

¹⁸ Data collected from interview with major multi-family builder
DATA BASE/HOUSING

Another major problem is the down payment required on a conventional home loan. Usually, a minimum down payment of 5 to 20% of the purchase price is required for home ownership. While existing homeowners may have built up equity over a period of years and can use it for a down payment in order to move up to a larger home, young families or individuals entering the home market for the first time may find it difficult, if not impossible, to acquire the necessary capital for a down payment. There are alternatives to conventional loans. Government assisted loans, such as VA and FHA, are available to a potential borrower who qualifies. According to the Yolo County Board of Realtors, 66% of homes sold in Woodland in 1991 were financed by conventional methods and 33% by the FHA 203B program.

Interest rates can have a dramatic impact on rents by driving up the cost of debt service. On a \$1,000,000 loan to finance 25 rental units, each 1% rise in interest rates would require the property owner to increase the monthly rent per unit \$32 just to cover the increased debt service. The difference between a 8.5% and a 12% loan, could mean the difference between renting a new apartment at \$500 per month or renting it at \$670 per month to cover the increased debt service.

Interest rates can also drive up the rents of existing units due to the cost of new construction and property manager concerns for return on investment based on current property values.

It appears that the December, 1991, interest rates (8.5% for 30-year fixed rate loans) will improve the local housing market to expand. These favorable interest rates, however still deny a certain percentage of households the opportunity for home ownership and make it difficult for some renters to afford apartment housing. Interest rates need to come down still more in order for housing to be more affordable. More units of affordable housing would increase housing opportunities for buyers and renters and reduce overpaying.

These and other examples of private market constraints to affordable housing contribute to the affordability gap and the overpaying problem. Unfortunately, the major causes of local housing problems are for the most part beyond local control or remedy.

c. Availability and Cost of Land

Woodland developers have indicated that residential land cost vary considerably as a result of the desirability of the area, the development fees involved, proximity to sewerage trunk lines, availability of drainage facilities and required dedications. Land sales prices in 1991 are estimated at \$125,000 per acre for raw land with no improvements, within the sewer service boundary. Land sales prices ranged from \$60,000 to \$125,000 per improved lot for land zoned R-1 and R-1/P-D (Low Density Residential)

The availability of raw land and vacant lots will be discussed further in the Government Constraints Section of this Chapter. New subdivisions have historically been located contiguous to existing development on the City's fringe due primarily to the value of the surrounding farm land for agricultural production and the location of the City's outlying sewerage trunk lines.

d. Construction Materials and Labor Costs

According to estimates by major developers in Woodland, construction materials and labor costs together range from 40% to 57% purchase price of a residential unit.

e. Profit, Marketing, and Overhead Costs

Profit, marketing and overhead costs represent approximately 12% of the purchase price of a single family unit. Profits constitute the largest component of the above three factors.

f. Neighborhood Resistance to Higher Density. Single family residents resist change to higher density projects proposed in their neighborhoods.

3. Government Constraints

a. Land Use Controls

1. Introduction

Land use planning and zoning are State mandated forms of governmental control and regulation of land uses which can have a potential impact on the availability and costs of land which in turn affects the

cost of housing. Land use plans designate general geographic locations within a planning area for various land uses including residential developments such as single family subdivisions and apartments. Land use plans consist of an adopted land use map and land use element to the General Plan which serves generally as a narrative to describe the designated (planned future land uses) land uses and land use map. Land use elements establish the urban growth limits for a jurisdiction within a given time frame (usually 20 years) based on population and employment projections. Land use elements must designate an adequate supply and mix of residential, commercial, and industrial land in order to provide for the projected growth. They are required by law to be updated every five years to assure an adequate supply and mix of land as conditions change. In most cases land use elements regulate the timing of growth by designating specific areas where new development will take place and reserving other areas for later development.

Zoning identifies on a parcel by parcel basis the various zone districts within a jurisdiction. This is accomplished through an official zoning map which designates geographically the applicable zoning districts for residential, commercial, industrial, and other land uses. The Zoning Map is supplemented by the Zoning Ordinance which identifies in detail permitted land uses by zone district. The Zoning Map is required by State Law to be consistent with the land use designations of the Land Use Element. The Zoning Ordinance serves to implement the Land Use Element of the General Plan through defining by zone district specific uses and development standards for the various land use designations of the Land Use Element.

Planning and zoning are tools for regulating and controlling the amount, location, timing, and type of new residential growth as well as the development standards for that growth. As such, they are the objects of a considerable amount of debate and interest among planners, government officials, citizens and the development industry. Planning and zoning seek to balance competing goals and interest in

order to allow for (1) orderly and efficient growth and use of resources, (2) provide for jobs and housing and (3) to protect the environment and the quality of life for all citizens.

b. Government Action & Regulations

Government action and regulations add to the cost of labor and materials.

2. Zoning Ordinance

The City Zoning Ordinance Standards are as follows:

<u>ZONING</u>	<u>HEIGHT LIMIT</u>	<u>BUILDING COVERAGE</u>	<u>PARKING</u>
R-1 & R-2	30 '	50 %	2 SPACES PER DWELLING UNIT
N-P	40'	50%	2 SPACES PER DWELLING UNIT
R-M	40'	50%	2 SPACES PER DWELLING UNIT

The R-m standards are applied to residential projects in the C-2 and C-3 Zones. These standards are constraints to development, but they are basic to providing a workable project.

3. The Land Use Element

a. Major Features

There were a number of planning goals and criteria which were used in developing the City of Woodland's Land Use Element of the Woodland Area General Plan 1979 and the update in 1988. The major considerations which shaped the plan, however, were capacities of services, orderly growth, concern for preservation of prime agricultural land and the location and availability of land for future urban use.

The Land Use Element acknowledges that the capacity of the sewerage transmission system is the greatest limitation to growth in Woodland. The existing system has an overall capacity to serve a population of approximately 53,000

person divided into three trunk lines. The treatment facility, a ponding system, has adequate land area to provided ponding of sewage up to the maximum capacity of the lines provided no new major water-user industries are located in Woodland.

The Land Use Element directs growth to the north of existing development for Phase II residential and provides a Phase III residential-urban reserve area south of Gibson Road. See the Phasing Area Map at 18-55. No further urban growth is planned to the west of County Road 98 nor south of the existing southerly City limits. The purpose of this feature of the plan is to help preserve prime agricultural land--the best of which lies to the west and south of the present City limits.

The Land Use Element directs growth to the north of existing development for Phase II residential and provides a Phase III residential-urban reserve area south of Gibson Road. No further urban growth is planned to the west of County Road 98 nor south of the existing southerly City limits. The purpose of this feature of the plan is to help preserve prime agricultural land--the best of which lies to the west and south of the present City limits.

The Land Use Element was developed in cooperation with the County of Yolo to assure compatibility between City and County land use plans and policies. In the area within the City Urban Limit Line (see map on Page 18-56), the City and the County have adopted interdependent plans and policies which prohibit any new urban development until annexation to the City takes place. The interdependent plans and policies were established to define the role of the City as the primary provider of urban services and the County as primary protector of agricultural lands. The City will provide urban services to areas within the Urban Limit Line upon annexation and the County will encourage annexation by prohibiting urban development in the unincorporated area lying within the urban Limit Line. To date the policy has worked well as the County has continued to implement its goal of protecting agricultural lands.

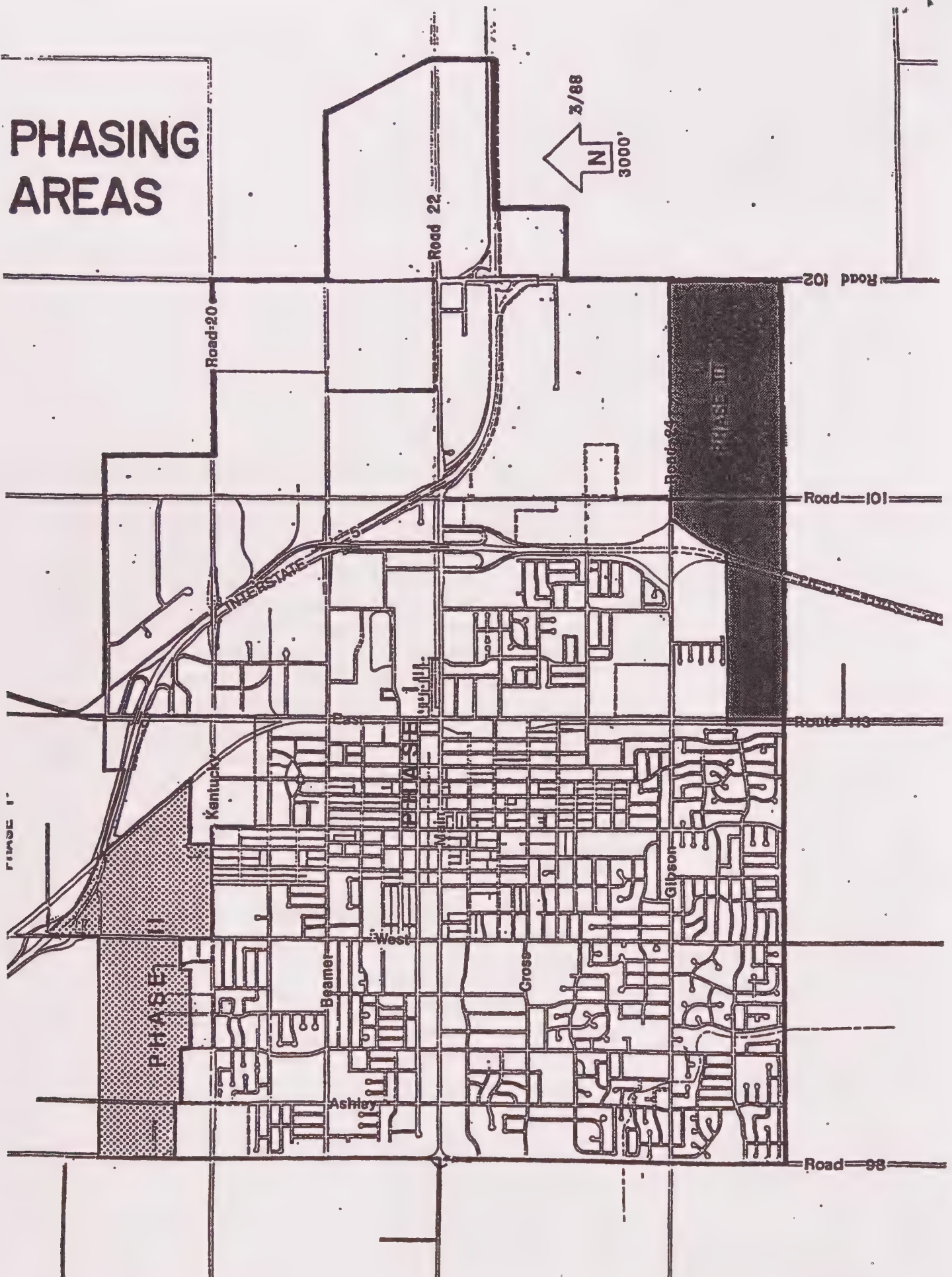
The Land Use element directs the timing of residential development by designating three geographic areas within the Urban Limit Line as Phase I, II, and III (see Phasing Area Map on Page 18-55). The phasing is based on the availability of key services and attain the goals of orderly

growth and preservation of agricultural land. Phase I encompasses the areas where growth is currently taking place and includes some areas that are currently outside the City limits. Phase II encompasses the area north of Kentucky Avenue. This area is within the City's sewer service boundary but because it is basically undeveloped will require the extension of services, streets, and other facilities. The Phase III residential-urban reserve area is located south of Gibson Road in Planning Areas I & J (see Planning Area Map on Page 18-57. Sewer line capacities are not adequate to serve this area and this area is not calculated to be necessary to meet the projected population for the year 2000. It is an urban reserve area.

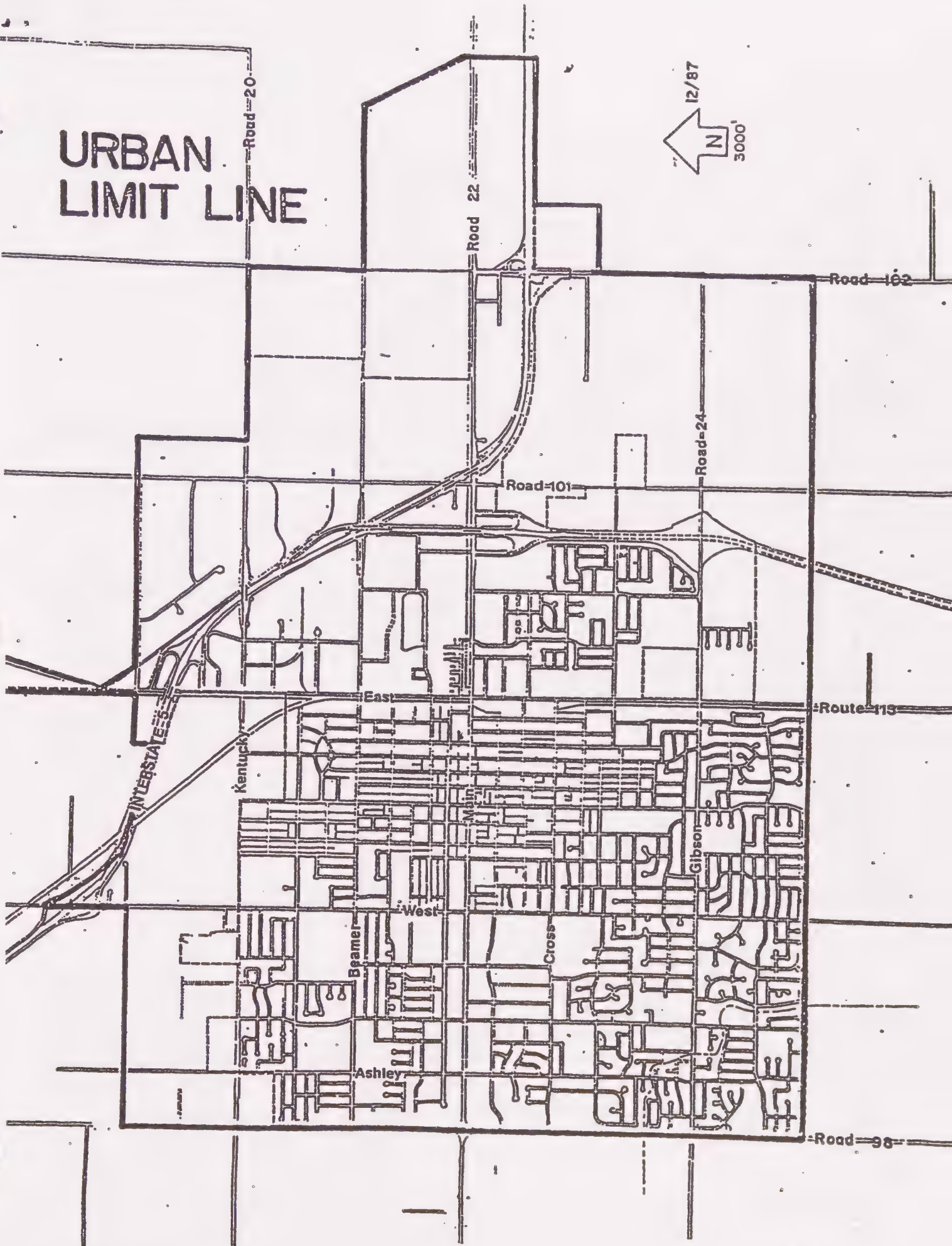
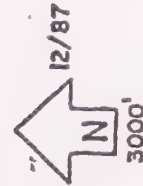
The timing directives of the Land Use element are as follows:

Phase I: Currently being developed.

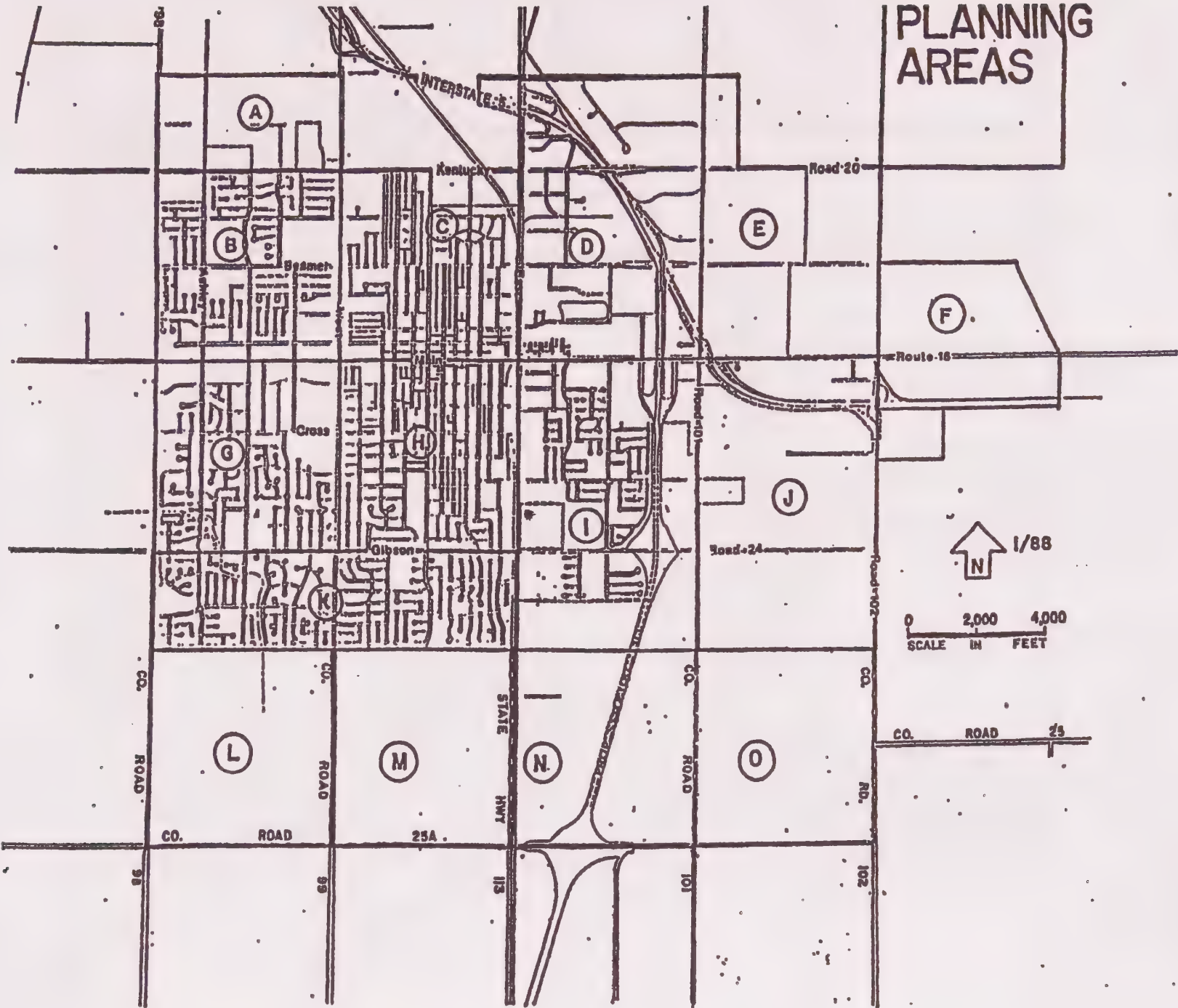
PHASING AREAS



URBAN
LIMIT LINE



PLANNING AREAS



Phase II: Development of Phase II may be started when: (1) there remains in Phase I vacant residential land equal to three years of development based on the number of housing starts for the previous year (vacant land includes those areas for which no final maps or conditional use permits have been approved) and/or (2) the City Council, through the adoption of a specific plan for services, streets, etc., determines that Phase II, or a portion of Phase III, is appropriate for development

Phase III: Development of Phase III shall follow Phase II at a time when: (1) there remains in Phase II, land area equal to three years of residential development, (2) sewers and other services can be provided, (3) the need to develop this area is demonstrated and/or (4) the City Council, through the formal adoption of a specific plan for services and land use for the area, shall determine that Phase III is appropriate for development.

b. Residential Land Use
Designations and Density Standards

The City of Woodland has five residential and use designations which are as follows: (1) rural residential (areas outside the Urban Limit Line) 0-2 units per gross acre, (2) low density residential 0-8 units per gross acre, (3) medium/low density residential (applied to older residential neighborhoods near the downtown)--same density range as low density residential and, (4) medium density residential 8 to 25 units per gross acre. The upper limits of the density standards have been established to allow for a variety of densities and housing types and to assure that service capacities are not exceeded.

c. Land Inventory by Residential Land Use Designations

Table 18-44 provides an inventory of the vacant land within the City's Urban Limit Line by residential land use designation and by planning area. Table 18-44 also provides an estimate of the potential population and number of housing units that could be built on the vacant residential land.

There is a total of 975 acres of vacant land designated for residential development. Planning Area J in Phase I (The

Southeast Area) east of County Road 101 is a large area designated for residential development that requires annexation. Phase II and III require specific plans, and extension of City services prior annexation and development. It is estimated that the supply of vacant land designated for Phases I , II, and III as residential development can accommodate 7,400+ new units and 20,000 persons. It is further estimated that this supply of vacant land will allow for a total City population of 61,000+ persons. There is an adequate supply of land for residential development to meet for SACOG's population projection of 54,100 for Woodland by the year 2000.

TABLE 18-44

VACANT RESIDENTIAL LAND
BY PLANNING AREA,
DECEMBER 31, 1990

Vacant Land (Gross Acres) ¹⁹ General Plan Designation			
Planning Areas Phase I	LDR ²⁰	MDR ²¹	TOTAL
A of Phase I	6	0	6
G of Phase I	3	8	11
I of Phase I	3	0	3
J of Phase I	294	36	330
Subtotal	303	44	347
Phase II (A)	273	36	309
Phase III (I, J) ²²	284	35	319
TOTAL	860	115	975

PLANNING AREA	POTENTIAL UNITS/ POPULATION GENERAL PLAN DESIGNATION					
	LDR UNITS	POP	MDR UNITS	POP	TOTAL UNITS	POP
A of Phase I	36	1,080	0	0	36	108
G of Phase I	18	54	160	320	178	374
I of Phase I	18	54	0	0	18	54
J of Phase I	1,757	5,271	720	1,440	2,477	6,711
A of Phase II	1,638	4,914	720	1,440	2,358	6,354
I, J of Phase III	1,704	5,112	700	1,400	2,404	6,512
TOTAL	5,174	15,513	2,300	4,600	7,471	20,113

From the preceding analysis it is concluded that there is a more than adequate supply of land designated for residential development by the Land Use Element of the General Plan to the year 2010.

¹⁹ Within Urban Limit Line. Includes vacant land inside and outside present City limits. Does not include vacant lots in approved subdivisions.

²⁰ Low density residential (0-8 units per gross acre). Potential units/population assumes 3 persons per household and 6 dwelling units per gross acre.

²¹ Medium density residential (8-25 units per gross acre). Potential units/population assumes 2 persons per household and 20 dwelling units per gross acre.

²² Assumes approximately 70% LDR and 30% MDR by land use designation.

3. The Zoning Ordinance

a. Residential Zone Districts

The City of Woodland has four residential zone districts which correspond to the land use designations of the Land use Element of the General Plan. The zone districts are as follows:

<u>Zone District</u>	<u>Corresponding Land Use Designation</u>
R-1 Single Family Residential	Low Density Residential
R-2 Duplex Residential	Low Density Residential
N-P Neighborhood Preservation	Medium/Low Density Residential
R-M Multiple Family Residential	Medium Density Residential

In addition, the A-1 Agriculture Zone and C-2 General Commercial Zone allow limited residential uses as follows:

A-1 Agricultural Zone	Single Family Dwellings and Mobile Homes on Permanent Foundations.
C-2 General Commercial Zone	Apartments and Multiple Family Dwellings (3 or more units require a Conditional use Permit).

The P-D Planned Development Overlay Zone may be applied to residential zones to allow for mixed uses, increased densities and lot width and yard deviations where it is found that the total development will be improved by such deviations. This overlay zone has been used increasingly by developers to allow for narrower lots and generally higher densities.

The City of Woodland's minimum lots widths, lot areas and lot area per dwelling unit by zone district are as follows:

ZONE	MIN. LOT AREA SQ. FT.	TYPE LOT	MIN. LOT WIDTH FEET	TYPE LOT	AREA/DU SQ. FT.
A-1	2.5 ac.	----	125	0	
R-1 Single Family	6,000	Corner	60	Corner	
R-1 Single Family	5,000	Interior	50	Interior	
R-1 Duplex	7,000	Corner	70	Corner	
R-1 Split Lot Duplex	3,000	Interior	30	Interior	
(2 adj. lots, 1 structure)	4,000	Corner	40	Corner	
R-1 Duplex	7,000	Corner	70	Corner	
R-2 Single Family	6,000	Corner	60	Corner	
R-2 Single Family	5,000	Interior	50	Interior	
R-2 Duplex	7,000	Corner	70	Corner	
R-2 Duplex	6,000	Interior	60	Interior	
R-2 Split Lot Duplex	3,000	Interior	30	Interior	
	3000	Interior	30	Interior	
R-2 Split Lot Duplex	3,000	Interior	30	Interior	
	4,000	Corner	40	Corner	
Duplex	7,000	Corner	70	Corner	
N-P (Single Family, Duplex, Split Lot Duplex--Same as R-2 above)		SAME AS R-2			
N-P 2 Single	7,500	Corner	70	Corner	
N-P Family Detached	7,500	Interior	60	Interior	
R-M Single Family Through 3+ Units	6,000	all	60	all	1,500

b. Recent Zoning Ordinance Revisions

The City of Woodland has periodically revised and updated its Zoning Ordinance in order to allow for more efficient utilization of residential land and to conform to new State housing legislation. State mandated revisions that have been made include provisions for (1) granny flats, (2) density bonus incentives, (3) mobile home parks in any residential zone, and (4) certified mobile homes on permanent foundations in any residential zone.

Major revisions to the Zoning Ordinance to allow for increased incentives and more efficient utilization of residential land include the following:

1. Reduced lot area and lot width requirements for the R-1, R-2, N-P, and R-M Zones.
2. Reduced front yard setbacks (with conditions) to 20 feet in the R-1, R-2, and N-P Zones.
3. Reduced rear yard setbacks in the R-1 Zone to 20 feet.
4. Duplexes and split lot duplexes permitted on corner lots in the R-1 zone with no special permits or conditions.
5. Split lot duplex lots in the R-2, and N-P Zones with no special permits or conditions.
6. Established a P-D Planned Development Overlay Zone to apply to any zone district to allow for greater design flexibility, mixed uses and variations in density, parking, setbacks, etc.

Other housing related Zoning Ordinance revisions include the adoption of a Condominium Conversion Ordinance. The Ordinance requires developers to comply with the following in order for a condo conversion to be approved: (1) secure approval of a conditional use permit, (2) comply with established development standards and fire safety and building codes, (3) provide tenants with prescribed information and notices including an exclusive right to contract for purchase of the dwelling unit, (4) provide and implement a relocation assistance plan and, (5) show that there are other comparable units available for tenants to move into. The Ordinance seeks to assure a safe and high quality dwelling unit for future buyers, protect the rights of existing tenants and provide a reasonable balance of adequate rental and ownership housing on a city-wide basis.

c. Land Inventory by Residential Zone Districts in Phase I

Table 18-45 provides an inventory of land available for residential development in the Phase I area. The vacant and approved R-1, R-1/P-D lots and R-2 parcels in Phase I will accommodate 2,162 housing units. The buildout of the vacant Phase I low density residential will provide approximately seven (7) years of low density residential growth based on 1986-90 average rate of construction of 291 units. The vacant R-M zones and proposed medium density residential vacant lots in Phase I totals 857 units and will allow for approximately 4 years of medium density

residential growth based on 1986-90 average rates of construction (202 units per year). These estimates of the years of growth based on the supply of land can vary considerably due to construction cycles. There are peaks and valleys that take place especially with apartments. Densities also vary on a project by project basis.

Another measure of the adequacy of the supply of residential land is to compare the amount of land zoned and designated for residential uses to an average annual land conversion rate. Table 18-46 indicates the average annual production of residential units by type unit and the average annual gross acres converted to residential land use by type unit. From January, 1986, to December, 1990, new residential construction converted an average of 68 gross acres per year to residential uses.

Based on the average land conversion rate from January 1, 1986, to December, 1990, it is estimated that there is enough land in Phase I for 10 years of low density (R-1/R-2) development. Based on the average land conversion rate from 1985 to 1986 it is estimated there is 4+ years of medium density (R-M) development .

In summary, there is an ample supply of land (9 years in Phase I) available for residential development through land use planning and zoning.

TABLE 18-45

PHASE I RESIDENTIAL LAND INVENTORY
BY ZONE DISTRICT DECEMBER 31, 1990

	ZONING	TYPE LOT	POTENTIAL UNITS	TYPE UNITS	UNITS	SINGLE FAMILY DUPLICATE	NET ACR
I.	Land Inside City Limits						
A.	Vacant R-1	Duplex	55				
B.	Approved R-1 (Tentative Map Approvals)	Duplex			350		
C.	Vacant R-M Infill Lots		20				8
D.	Approved R-M Apartments				117		
II.	Lands Outside City Limits- Area J (Southeast Area)						
A.	Vacant R-1		1757			294	
B.	Vacant R-M		720				36
III.	Summary--All Vacant Phase I Residential						
A.	Vacant R-1		55				
B.	Approved R-1					350	
C.	Vacant R-M		20				
D.	Approved R-M					117	
E.	Vacant Southeast Area Area R-1		1757				
F.	Vacant Southeast Area R-M		720				
TOTAL			2552				
GRAND TOTAL			3019				

TABLE 18-46

AVERAGE ANNUAL RESIDENTIAL UNIT
PRODUCTION AND AVERAGE GROSS
ACRES CONVERTED TO RESIDENTIAL 1980 TO 1990

Average Annual Gross Acres Converted to Residential. ²³	
A. Acres converted per year--single family/duplex all types. ²⁴	36 gross acres/year
B. Acres converted per year--multiple family residential	10 gross acres/year
TOTALS	46 gross acres/year

d. Availability of Infrastructure and Services

1. Introduction

The City of Woodland, as a "general law" city, has chosen to be a full service city and to provide a broad range of municipal waste water management (sanitary sewer system and sewage treatment and disposal), storm drainage, fire protection, police services, parks, and recreation, domestic water service, road networks, solid waste disposal and public works services.

The City of Woodland Sphere of Influence Study adopted by the Yolo County Local Agency Formation Commission (LAFCO) on February 28, 1983, indicates that the City is presently providing a high level of services within its boundaries. The study, however, indicates that there are limitations involving the sanitary sewer system, storm drainage and fire protection that may restrict the City from delivering a full and adequate level of urban services to all areas within the Urban Limit Line.

²³ Based on building permits issued and final subdivision maps recorded 1980 to 1990 (Table 18-32).

²⁴ Based on building permits issued January 1, 1985, to December 31, 1986.

2. The Sanitary Sewer System

The capacity of the sewerage transmission system is the greatest limitation to growth in Woodland. The system has an overall capacity to serve a population of approximately 45,000 divided into three trunk lines with service capacities as follows: Kentucky Avenue trunk line, 15,000; Beamer Street, 15,000, and Gibson Road, 15,000.

The treatment facility, a ponding system, east of the city has adequate land are to provide ponding of sewage up to the maximum capacities of the existing lines provide no new major water-user industries are located in Woodland. Therefore, it is critical that any future growth proposals for Woodland recognize the limited capacities of the sewerage transmission system.

3. Storm Drainage System

The City of Woodland has experienced steady growth over the past decade, which has increased surface runoff and caused some flooding problems in the existing urbanized area. The City is presently served by four main storm drainage trunks carrying surface runoff from the presently developed urban area to the east. These trunks converge at River Road and County Road 103 where the pumping stations pump the flow into the Cache Creek Settling Basin.

Through field review, runoff calculations and flow routing, the capacity problems with the existing system have been determined. One of the problems identified is a lack of adequate local collection lines and trunk system and pumping station capacity to collect and dispose of runoff. Another problem is clogging of numerous sections in the system creating localized intersection flooding in the City and extended flooding at the pumping station. The last problem identified addresses the need for extensive maintenance of existing unlined and unfenced open channels.

The trunk system presently serving the largely undeveloped areas to the east and north has sufficient capacity to handle only a portion of the flow under present storm conditions. Future development of this area will cause runoff to greatly exceed the capacity of these existing pipelines and channels.

Some improvements now under consideration are: Additional local collection lines, trunk expansion, strategically located detention basins to reduce peak runoff flow rates and alternate systems for disposal of runoff.

4. Fire Protection

Fire protection for the City of Woodland is provided from three fire stations which are manned by a total of 36 suppression personnel divided in three 11-man shifts. To provide coverage and response time for an expanding City boundary, Station Three will be relocated from its present location to a future location further east in the general vicinity of County Road 101 and East Main Street.

The City of Woodland presently has a Class 3 fire protection rating from I.S.O. where Class 1 is the best fire protection and Class 10 would basically provide no fire protection at all.

5. Summary

In summary, the City can provide an adequate level of services for its planned growth. However, limitations in some of these services will place financial constraints on residential growth and require additional development costs and fees. Some areas will require not only the extension of City laterals for water, storm drainage and sanitary sewer but new trunk lines and other related facilities.

e. Fees and Exactions

The City of Woodland's fees include the following:

1. Planning (Processing) Fees.

2. Development Fees

3. Building Permit Fees

In addition, Yolo County and the Woodland Joint Unified School District charge fees on residential development.

1. Planning (Processing) Fees--the first step in the development process is obtaining approval from the Planning Commission or Division. The Planning Fees as of November of 1991, are as indicated on Table 18-47.

TABLE 18-47

PLANNING FEES	
Use Permit	\$665.00
Variance	\$563.00
Zone Change	\$1,550.00
PUD Zone Change	\$1,615.00
General Plan Amendment	\$1,825.00
Use Permit/PUD Modification	\$436.00
Initial Study/Assessment	\$684.00
Categorical Exemption	\$123.00
Annexation Application	\$828.00
Plus \$43.00 per hour after first 12 hours	
Negative Declaration (Does not include Notice of Determination Fee)	\$381.00
Mitigated NDEIR	\$658.00
EIR	\$1,000.00
Plus \$43.00 per hour after first 16 hours	
Addendum to EIR	\$1,000.00
Plus \$43.00 per hour after first 10 hours	
Condominium Conversion Application	\$500.00
Plus \$43.00 per hour	
Appeal of Staff Decision to Planning Commission	\$50.00
Appeal to City Council	\$50.00
Tentative Parcel Map	\$1,245.00
Tentative Subdivision Map	\$2,636.00
Plus \$22.00 per lot	
Amendment to Tentative Map	\$376.00
Parcel Map (Final)	\$865.00
Final Map (Subdivision)	\$900.00
Plus \$23.00 a lot	
Extension of Time	\$147.00
Lot Line Adjustment/Lot Merger	\$237.00
Reversion to Acreage	\$1,070.00
Certificate of Compliance	\$195.00
Site Plan Review	\$1,059.00
Mitigation Plan	\$568.00
Plus \$43.00 hour per hour after first 10 hours	
County Referral	\$395.00
Comprehensive Sign Plan (Staff)	\$189.00
Comprehensive Sign plan (Planning Commission)	\$409.00
Zoning Interpretation	\$343.00
Vesting Tentative Map	\$3,216.00

2. Development Fees

In November of 1991 the City completed an extensive study on development fees and adopted fees as outlined on Tables 18-48, 18-49, and 18-50:

TABLE 18-48

DEVELOPMENT
FEES
EXCEPT FOR
ROAD AND STORM
DRAINAGE

Land Use	Unit	Fee
Single Family	Dwelling Unit	\$5,862.00
Multi-Family	Dwelling Unit	\$3,905.00
Light Commercial	Square Foot	\$1.63
Service/Central	Square Foot	\$2.16
Office	Square Foot	\$2.16
Industrial	Square Foot	\$0.63

TABLE 18-49

DEVELOPMENT
FEES FOR ROAD

Land Use	Unit	Fee
Single Family	Dwelling Unit	\$1,295.00
Multi-Family	Dwelling Unit	\$907.00
Retail (C1, C2, CH)	Square Foot	\$2.33
Service (C3)	Square Foot	\$1.30
Office	Square Foot	\$1.94
Industrial	Square Foot	\$0.65
*Water and waste water fees may be adjusted on a case by case for industrial/commercial uses who have a high water or sewer demand.		

TABLE 18-50
DEVELOPMENT FEES FOR
STORM DRAINAGE

Land Use	Unit	Area I	Area II	Area III	Area IV	Area V	Area VI
Single Family	Dwell. Unit	\$1,403.00	\$385.00	\$362.00	\$191.00	\$936.00	\$945.00
Multi-Family	Dwell. Unit	\$547.00	\$150.00	\$141.00	\$74.00	\$365.00	\$369.00
Light Comm.	Square Foot	\$0.88	\$0.24	\$0.23	\$0.12	\$0.59	\$0.60
Ser./Central	Square Foot	\$0.88	\$0.24	\$0.23	\$0.12	\$0.59	\$0.60
Office	Square Foot	\$0.88	\$0.24	\$0.23	\$0.12	\$0.59	\$0.60
Industrial	Square Foot	\$0.69	\$0.19	\$0.18	\$0.09	\$0.46	\$0.46

3. Building Permit Fees

The City of Woodland currently operates under the 1991 Uniform Building Code. Building permit fees for a single family unit range from \$3,500 to \$4,000 and multiple family unit fees range from \$2,500 to \$3,000 a unit. The building permit fees are indicated in Table 18-51.

TABLE 18-51

BUILDING INSPECTION FEES	
Building Permit.....	Per Valuation
Plan Check.....	65% of Permit Fees
Mechanical.....	Per UMC
Plumbing.....	Per UPC
Electrical.....	Per NEC
Energy Plan Check.....	\$36.00/Hour
Swimming Pool Permit.....	Per Valuation
Sign Permit.....	Per Valuation
Wood stoves/Inserts.....	\$20.00
Reroof (1 roofing square = 100 square feet)	
1 - sq.....	\$10.00
2 - 12 sq.....	\$25.00
13 - 24 sq.....	\$36.00
25 - 36 sq.....	\$50.00
37 - 48 sq.....	\$65.00
49 - 100 sq.....	\$80.00
101 - 170 sq.....	\$95.00
171 - 220 sq.....	\$110.00
221 - 270 sq.....	\$125.00
271 - 345 sq.....	\$150.00
346 - 400 sq.....	\$175.00
401 or more.....	\$200.00
Demolition Permits.....	\$107.00
Plus Bonding and Insurance	
Building Moving Permits.....	\$300.00
Park Reserve Fund.....	Per Valuation

4. Other Fees

Two other public agencies (Yolo County and Woodland Joint Unified School District) change fees for residents projects. The County fees are spelled out on Table 18-52 and the School District's fees is \$1.65 a square foot of habitable space.

TABLE 18-52

YOLO COUNTY DEVELOPMENT IMPACT FEE
STUDY²⁵ RECOMMENDED FEE LEVELS PER
RESIDENTIAL DWELLING UNITS AND PER 1,000
GROSS SQUARE FEET COMMERCIAL SPACE.
ALL FEES ARE TO BE PAID PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT

LAND USE	DAVIS	WEST SAC.	WINTERS	WOODLAND	UNINCORP.
RESIDENTIAL					
Single-Family	\$995	\$1,222	\$995	\$995	\$1,349
Multi-Family (2-4 units)	\$768/Unit	\$944/Unit	\$768/Unit	\$768/Unit	\$1,042/Unit
Multi-Family (5 or more units)	\$590/Unit	\$725/Unit	\$590/Unit	\$590/Unit	\$800/Unit
COMMERCIAL					
Retail	\$277	\$296	\$277	\$277	\$340
Office	\$521	\$556	\$521	\$521	\$640
Manufacturing	\$297	\$317	\$297	\$297	\$364
Warehouse	\$122	\$130	\$122	\$122	\$150

Source: Kaplan, McLaughlin, Diaz, Creegan, & D'Angelo; and Williams-Kuebelbeck & Associates, Inc.

f. Development Standards

Development standards in this context refers to the City's requirements for building construction as required by the 1991 Uniform Building Code and 1988 Uniform Fire Code and subdivision improvements as required by the Subdivision Ordinance and the City of Woodland Standard Specifications and the Public Works Policy Manual. The City has no unique or unusual requirements regarding residential development. The standard residential street section ranges from 44 to 50 feet with curb gutter and sidewalk on both sides of a 34 to 40 foot paved section. The City's Standard Specifications conform to standard engineering practices regarding sewer, water, and stormlines, fire hydrants, street lights, City wells, etc.

²⁵ Excludes roads and park fee, and includes West Sacramento library fee per March 26, 1991, action of the Yolo County Board of Supervisors.

g. Local Processing and Permit Procedures

The City of Woodland has consistently attempted to process development proposals in a prompt and expeditious manner within the framework of local and state mandated review and processing requirements. The City has implemented a consolidated system for the review and processing of residential development proposals. This system was established with the goal of keeping review and processing times as low as possible. Table 18-53 summarizes the average approval time periods for different types of residential projects. As in any project the City has no control over the time added to the review process by the applicant or his engineer, architect, or consultant after initial or subsequent comments by the City that necessitate revisions to plans or related documentation. The City of Woodland places a high priority on fast initial and subsequent review of all types of development proposals. The City is in conformance with AB 941 (which requires and provides coordinated review and decision-making as well as a centralized information service on the status of all residential applications and permits).

h. Utilization of Federal, State, and Local Housing Programs

1. Federal Programs

The City of Woodland is currently participating in the U.S. Department of Housing and urban Development's community Development Block Grant (CDBG) Entitlement City Program. The City's first Comprehensive Housing Affordability Strategy (CHAS) was approved by HUD in 1991. The City has administered the following housing related programs since FY-85:

CDBG Rehab Loan Programs: Owner rehabilitation program providing low interest loans for rehabilitation work (83 loans to date, July, 1991).

Fair Housing Specialist: Funding for fair housing services one day per week.

Neighborhood Improvements: Brentwood improvements (improvements plans for assessment district), curbs, gutter, and sidewalk repair, handicapped ramps.

Wayfarer Center: A grant for two rental units and related administrative costs (housing for homeless).

Senior Housing Site: Grant to pay City fee for senior housing project.

Yolano Village Improvements: Grants for recreation building, security lighting, restrooms, and drainage improvements (for public housing project).

The City received \$335,000 in funding from HUD during FY 1991.

TABLE 18-53

1991 AVERAGE APPROVAL TIME FOR
CITY OF WOODLAND RESIDENTIAL PROJECTS

Project/Process	Days
Environment Work	
Notice of Exemption.....	3
Initial Study.....	30
Negative Declaration.....	45
Environmental Impact Report	
Focused EIR.....	180
Full EIR.....	180
Annexations	180
Planning Commission Actions ²⁶	180
General Plan Amendment.....	*90-180
Rezoning/Prezoning.....	*90-180
Planned Development Overlay Zone...*	90-180
Tentative Maps	
Subdivisions.....	90
Parcel Maps.....	45
Map Extension.....	30
Use Permits	90
Variance	45
Condo Conversion.....	120 ²⁷
Bonus Incentive	90
Appeals to City Council	40
Deep Lot Development	90
Zoning Administrator	
Certificate of Compliance.....	15
Variance.....	30
Lot Size Adjustment.....	30
Minor Modification to CUP and PD Permits	30
Granny Flat.....	15
Site Plan Review.....	30
Building Permit Review	
Single Family Detached/Split Lot Duplex.	10
Duplex.....	10
Multifamily (3+ units).....	30

²⁶ The CEQA time clock usually runs concurrently with these time lines.

²⁷ Estimate (no projects to date).

* City Council Action is also required.

The City of Woodland has been and continues to be receptive to proposals for assisted housing. Table 18-30 summarizes the more assisted housing developments in Woodland.

The Yolo County Housing Authority which is located in Woodland administers HUD's section 8 programs on a county-wide basis. The program presently includes 499 Section 8 units in Woodland.

2. State Programs

In May of 1982 the City of Woodland issued the building permit for a 44-unit apartment complex which was funded by the California Housing Finance Agency. The units were occupied in November of 1982.

As indicated earlier in the discussion of zoning, the city has revised its zoning ordinance as prescribed by state law to (1) allow granny flats, (2) allow manufactured housing and mobile home parks in any residential zone, and (3) allow density bonuses.

3. County Programs

The City has worked jointly with the County of Yolo to initiate the issuance of mortgage revenue bonds. The mortgage revenue bonds issued to date have expanded the home ownership opportunities for a large segment of first time homeowners that otherwise would have been unable to qualify for home ownership in today's housing market.

4. City Initiated Programs

The City of Woodland has initiated the following actions intended to assure an adequate supply of housing and further housing opportunities for its residents: (1) a stronger code enforcement program has been initiated to direct owners of substandard and unsafe housing units to bring such units up to existing building and health codes, (2) a Blight

Ordinance has been adopted which is directed toward insuring the maintenance of residential areas in order to prevent the deterioration of neighborhoods, (3) cooperative agreements have been made with the Yolo County Housing Authority to provide counseling regarding the availability of housing services especially for minorities, the handicapped and female heads of households, and (4) assisting individuals who seek information on housing matters including availability, funding sources and complaints on housing costs or conditions and (5) a Condo Conversion Ordinance has been adopted which protects the rights of current tenants to decent and affordable housing.

i. Article 34

Article 34 of the California Constitution, added in 1950, requires government assisted, financed or developed low rent housing development to be approved by the voters of a city where the development is proposed to be located. In November of 1980 a majority of the voters of the City of Woodland approved Ballot Measure "B" which authorized the development, construction, financing and/or acquisition of rental housing developments for low or moderate income persons including the elderly and handicapped. Article 34 still however places limits on the amount of assisted housing allowed (may not exceed 5% of total dwelling units) and requires that assisted housing be approved at noticed public hearings.

18.0 Housing

1. Woodland General Plan, Housing Element 1988
2. 2002 Conference Summary 6/11/86.

HOUSING APPENDIX

I. RENTAL HOUSING SURVEY

This is summary of the results of two rental housing surveys conducted to update the City's rental housing data.

The data was obtained from a survey conducted by the City of Woodland Fair Housing Specialist in January, 1986. In an effort to obtain information on more recent apartment construction, a second survey was conducted in July, 1987, by the Community Development Department.

For both surveys, only those complexes with four or more units under one ownership were surveyed.

The objectives of this study was to:

1. Determine overall vacancy rates of apartments in Woodland.
2. Vacancy rates by size of units (number of bedrooms).
3. Vacancy rates by rental amount per month.
4. Availability of amenities.
5. Services included in rent.

JANUARY 1986 SURVEY

This survey indicated that the City of Woodland has a higher vacancy rate for multiple family units than the regional planned vacancy rate*, partly due to an increase in multiple family unit construction for the previous year (1985). The data indicated a 12.86% overall vacancy rate for 2,681 units surveyed. The vacancy rate had increased significantly from 2% in 1981-82 to 12.86 in 1985-86.

JULY 1987 SURVEY

This survey obtained information from 9 recently constructed apartment complexes (post 1985) within the City of Woodland. The results of this survey indicated a 39.1% overall vacancy rate for a total of 792 units surveyed. This relatively high vacancy rate can generally be attributed to two large complexes that have just recently made their units available (Autumn Run, 1180 Matmor Road and Courtside Village Phase II, 255 Sonoma Way). Autumn Run has a total of 296 units with 246 vacant as of August 2. Courtside Village, Phase II has a total of 80 units with 42 units vacant as of July 29.

Excluding these two complexes, the vacancy rate for recent apartment construction is 6.9%.

Combining the January, 1986, survey with the July, 1987, survey, the overall apartment vacancy rate in Woodland is 18.9%.

*The planned vacancy rate for the region is 2% owner occupied and 6% renter occupied (4% average). Source: Sacramento Area Council of Governments.

VACANCY RATES BY UNIT SIZE AND RENTAL AMOUNT

From the information obtained by the two surveys, it does appear that the city of Woodland has an adequate supply of rental apartment units. It is important, however, to look at the size of unit (number of bedrooms) and the rental amount per month of the units which have the highest vacancy rates.

UNITS SIZE

First, let's break down the vacancy rates by size of unit for the 1986 survey. The 2-bedroom units have the highest vacancy rate (222 vacancies for 1105 units = 20%) (See Table B). The next highest vacancy rate occurs for the 1-bedroom units (109 vacancies for 1227 units = 8.8%), followed by the 3-bedroom units (5.%), studio units (3.4%), townhouses (2.7%) and 4-bedroom at 0%. All 4-bedroom units are located at Donnelly Circle and Yolano Village complexes which are administered by the Yolo County Housing Authority. There is a waiting list for occupancy.

For the 1987 survey, the 2-bedroom units also have the highest vacancy rates (296 vacant for 567 units - 52.2%) (See Table F). The next highest vacancy rate occurs for the studio units 93 vacant for 36 units = 8.3%) and the 3-bedroom units 91 vacant of 12 = 8.3%). The 1-bedroom units have a 7.5% vacancy rate while there were no 4-bedroom units have a 7.5% vacancy rate while there were no 4-bedroom units constructed after the 1986 survey was taken.

RENTAL AMOUNT

Vacancy rates by rental amount is also a useful variable. For the 1986 survey, units with rental amounts between \$401-550 per month have the greatest vacancy rate (206 vacant for 418 units = 49.2% (See Table C). The next highest vacancy rate occurs for units having rental amounts between \$251-400 per month (146 vacant for 1748 units - 8.3%) followed by units of \$100-250 (3%), units of \$550 per month or greater per month (0%) and Public housing units (0%).

Looking at the July, 1987, survey, the highest vacancy rate occurs for those units having rental amounts of \$401-550 per month (297 vacant for 623 units = 47.6%) (See Table G). Units with rental amounts of \$251-400 per month have the next highest vacancy rate (13 vacant for

169 units = 7.6%). The 1987 survey found no units in the \$100-\$250 per month range and no public housing units.

SUMMARY OF DATA

Both studies indicate a high vacancy rate for 2-bedroom apartments and apartments with rental amounts in the \$401-550 range. These two categories of apartments are the largest contributor to the overall high vacancy rate for both surveys.

Lower vacancy rates occur for townhouses, newly constructed 1-bedroom units and 4-bedroom units. Four-bedroom units have a 1% vacancy rate.

The lower the rental amount, the lower the vacancy rate is for both surveys with one exception. This being the \$550+ range for the 1986 survey.

TABLE A

JANUARY, 1986
RENTAL HOUSING SURVEY

Total number of apartment units	3,205
Number of apartment units surveyed	2,681
Percentage of total units	83.65%
Number of apartment complexes	127
Number of responding complexes	69
Percentage of total complexes responding	54.3%
Total number of vacant apartments	345
Overall vacancy rate	12.86%

II. NET HOUSING UNIT NEED

The following methodology is drawn from the Housing Element Manual, State of California Department of Housing and Community Development, March , 1973:

1. Projected Households July 1, 1996 (1990 SACOG Regional Housing Needs Allocation Plan).

TABLE II-A

Income Category	Estimated Households 1989	% of 1989 Total	Projected Households 1996	% of 1996 Total	1989-96 Increase	% of Increase	Basic Const. Need
Very low	3,311	23.30	4,009	23.80	698	26.30	781
Low	2,269	16.00	2,746	16.30	477	18.00	534
Moderate	3,413	24.00	3,863	22.90	450	17.00	504
Above Mod.	5,213	36.70	6,237	37.00	1,024	38.70	1,146
TOTAL	14,206	100.00	16,855	100.00	2,649	100.00	2,965

2. Needed Units by 1996.

1989-1996
SUMMARY OF
NEW
CONSTRUCTION
NEEDS

New Construction	Housing Units Needed 1989-1996	Housing Units Provided 1989-1990	Housing Units Needed (Balance) 1991-1996	Housing Production Targets 1991-1996
Income Category				
Very Low	781	25	756	168
Low	534	145	389	488
Moderate	504	10	494	250
Above Moderate	1,146	394	752	1,485
TOTAL	2,965	574	2,391	2,391

2,391 total units needed by July 1, 1996

2,391 divided by 5.5 = 434

TABLE B

MONTHLY RENT RANGE, NUMBER AND PERCENTAGE
OF VACANCIES BY UNIT SIZE AND TYPE

	Number of Units	Vacant Units	Vacancy Rate Rate by Type	Number of Units %	Rent Range	Average Rent
Studios	87	3	3.44	3.24		
Furnished	10	0	0.00	0.37	\$210-\$245	\$227
Unfurnished	77	3	3.89	2.9	\$210-\$275	\$242
1-Bedroom	1,227	109	8.80	45.7	\$183-\$330	\$265
Furnished	173	7	4.00	6.5	\$142-\$395	\$268
Unfurnished	1,054	102	9.80	39.3		
2-Bedroom	1,054	222	20.00	41.2		
Furnished	133	6	4.50	4.9	\$235-\$400	\$327
Unfurnished	972	216	22.20	36.2	\$215-\$550	\$382
3-Bedroom	117	7	5.90	4.3		
Furnished	50	6	12.00	1.9	\$250-\$395	\$322
Unfurnished	171	1	54.00	6.4	\$350-\$674	\$512
4-Bedroom	16	0	0.00	0.6	% of Income	
Furnished	0	0	0.00	0		
Unfurnished	16	0	0.00	0.6		
Townhouses	129	4	2.70	5.4		
Furnished	16	1	6.25	0.6	\$304-\$425	\$364
Unfurnished	113	3	2.30	4.8	\$376-\$475	\$425
TOTAL	2,681	345				

Table C

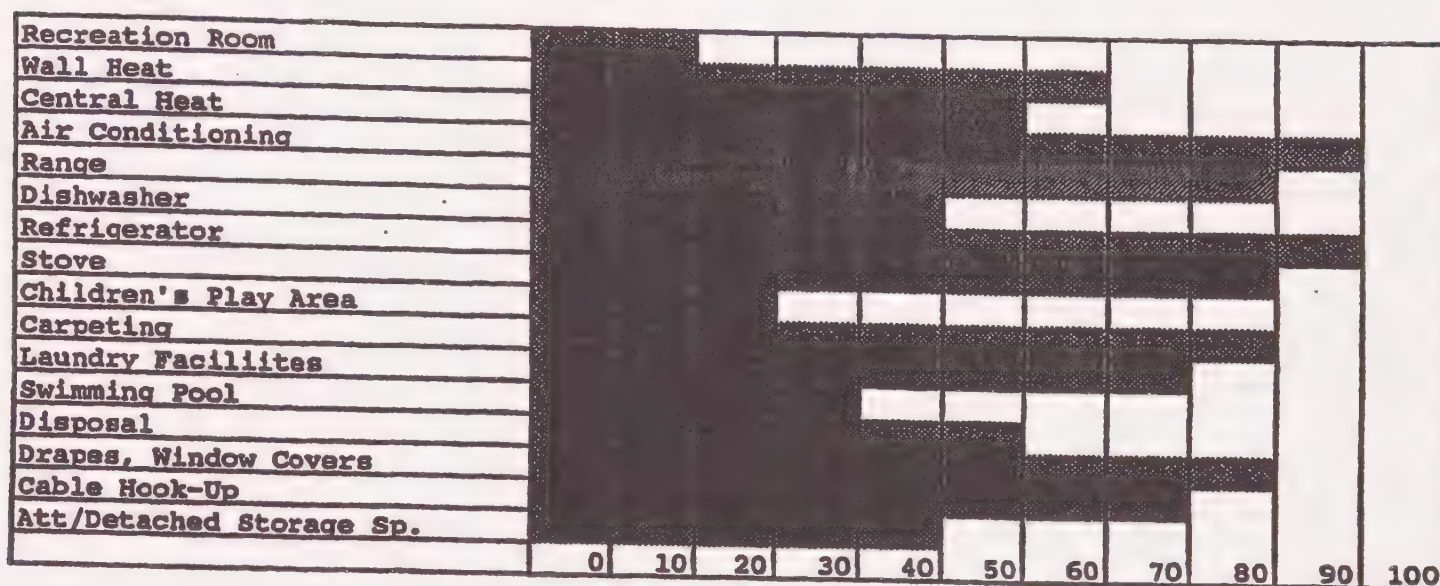
VACANCY BY RENTAL AMOUNT

Apartment Rental Amount Per Month	Number of Units	Percentage of Total	Number Vacant	Vacancy Rate
Assisted Units	183	6.80	0	0.00
\$100-250	200	7.40	6	3.00
\$251-40	1,748	65.20	146	8.30
\$401-550	418	15.60	206	49.20
\$550+	93	3.50	0	0.00
Public Housing	132	4.90	0	0.00

TABLE D

PERCENT OF APARTMENT COMPLEXES WHICH
HAVE THESE AMENITIES

AMENITIES



SERVICES INCLUDED IN RENT

SERVICE

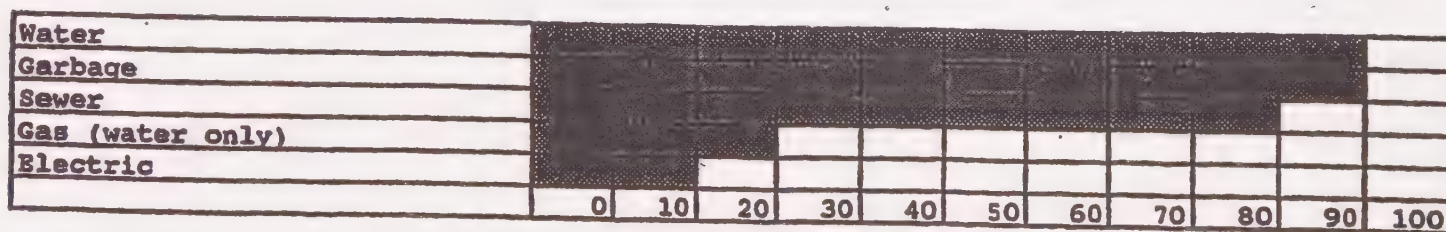


TABLE F

MONTHLY RENT RANGE, NUMBER AND PERCENTAGE
OF VACANCIES BY UNIT SIZE AND TYPE

JULY, 1987

	Number of Units	Vacant Units	Vacancy Rate Rate by Type	Number of Units %	Rent Range	Average Rent
udios	36	3	8.30	4.5		
Furnished	0	0	0.00	0		
Unfurnished	36	3	8.30	4.5	\$298	
Bedroom	133	10	7.50	16.7		
Furnished	29	4	13.70	3.6	\$335	
Unfurnished	104	6	5.70	13.1	\$335-\$425	\$380
Bedroom	567	296	52.20	71.5		
Furnished	0	0	0.00	0		
Unfurnished	567	296	52.20	71.5	\$410-\$485	\$447
Bedroom	12	1	8.30	1.5		
Furnished	0	0	0.00	0		
Unfurnished	12	1	8.30	1.5	\$500	
Bedroom	0	0	0.00	0		
Furnished	0	0	0.00	0		
Unfurnished	0	0	0.00	0		
wnhouses	16	0	0.00	2.00		
Furnished	0	0	0.00	0.00		
Unfurnished	16	0	0.00	2.00	\$480	

TABLE 3
RENTAL HOUSING SURVEY
JULY, 1987

Total Number of Apartment Units	864
Number of Apartment Units Surveyed	792
Percentage of Total Units	91.60
Number of Apartment Complexes	10
Number of Responding Complexes	9
Percentages of Total Complexes Responding	90.00
Total Number of Vacant Apartments	310
Overall Vacancy Rate	39.1

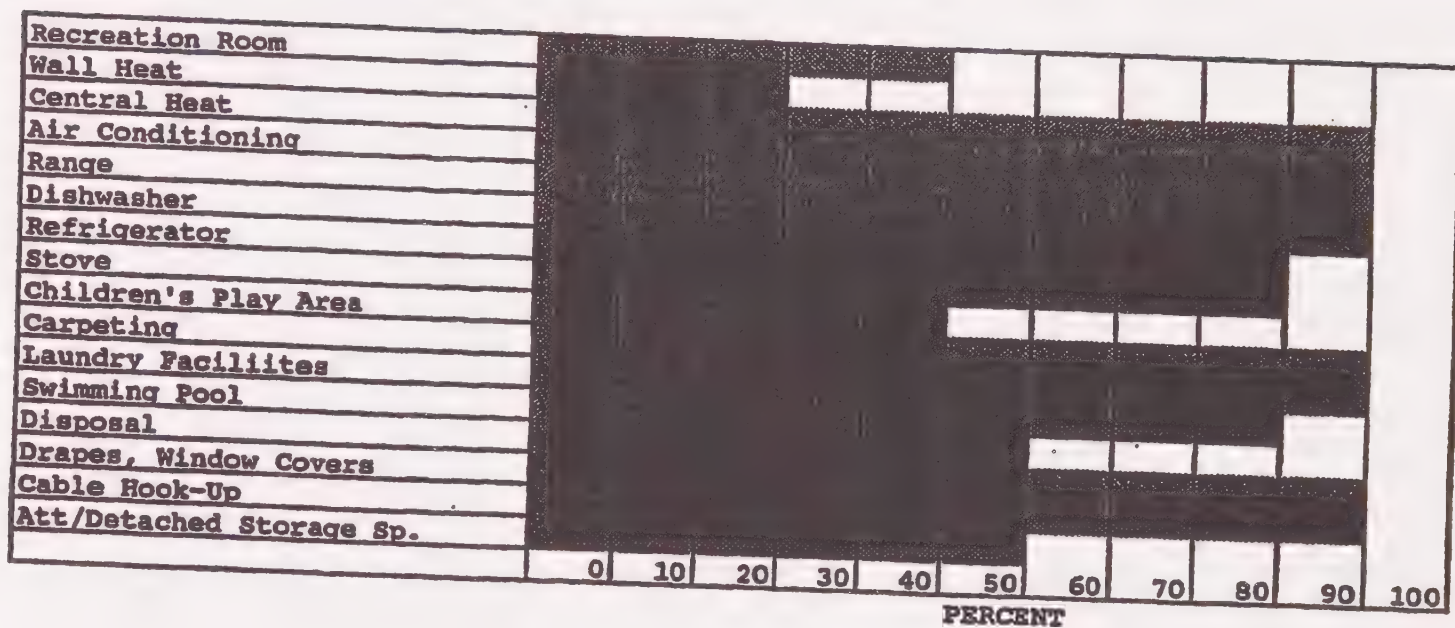
TABLE G
VACANCY BY RENTAL AMOUNT
JULY, 1987

Apartment Rental Amount Per Month	Number of Units	Percentage of Total	Number Vacant	Vacancy Rate
Assisted Units	35	4.40	0	0.00
\$100-250	0	0.00	0	0.00
\$251-400	169	21.30	13	7.50
\$401-550	623	78.60	297	47.60
Public Housing	0	0.00		0.00
TOTAL UNITS	827		310	

TABLE H
PERCENT OF APARTMENT COMPLEXES WHICH
HAVE THESE AMENITIES

JULY, 1987

AMENITIES



SERVICES INCLUDED IN RENT

SERVICE

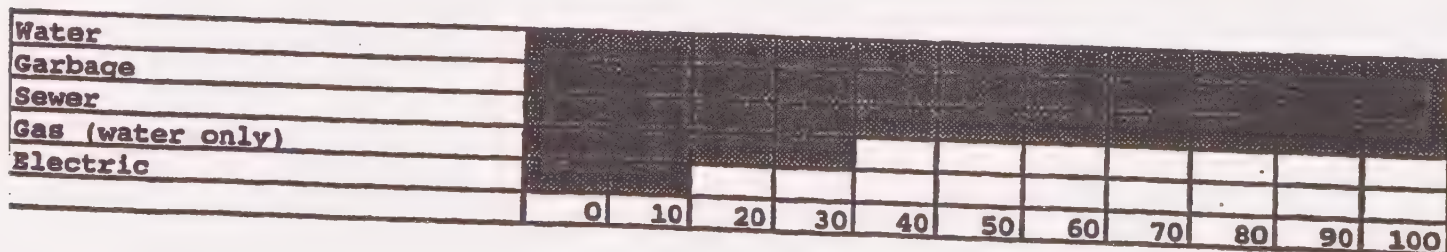


TABLE II-A

Income Category	Estimated Households 1989	% of 1989 Total	Projected Households 1996	% of 1996 Total	1989-96 Increase	% of Increase	Basic Const. Need
Very low	3,311	23.30	4,009	23.80	698	26.30	.781
Low	2,269	16.00	2,746	16.30	477	18.00	534
Moderate	3,413	24.00	3,863	22.90	450	17.00	504
Above Mod.	5,213	36.70	6,237	37.00	1,024	38.70	1,146
TOTAL	14,206	100.00	16,855	100.00	2,649	100.00	2,965

TABLE III

BUILDING PERMIT ACTIVITY--MULTIPLE FAMILY RESIDENTIAL (3+ UNITS)

Year	Month Issued	Project Name or Owner/Contractor	Location	Number of Units	Number of Bedrooms	Net Acres	Net Units Acre	Gross Units Acre	Number of Parking Spaces
1975			No Multiple Family (3+ Units) Permits Issued in 1975						
1976	Mar	Case Bella	539 Cleveland St.	6	2 Br.	0.26			9
	Dec	Fair Plaza East	35 W. Clover St.	17 4-plex 18 units	1 Br.	4.10			46 Long Term (tenants) 25 Short Term (quest and employees)
1977	Apr	G.O. Perrin	648 California St.	3-plex	1 Br.	0.16			5
	May	M. Volante	741 Sixth St.	4-plex	3 Br.	0.14			6
	May	Shade Tree Village (2 sites)	220 California St.	60	28 - 1 Br. 32 - 2 Br.	2.40			89
			90 W. Elliot St.	50	24 - 1 Br. 26 - 2 Br.	2.40			78
	July	Guardian Oaks Addition	655 Cottonwood St.	12	2 Br.	0.27			18
	Nov	M. Volante	743 Sixth St.	4	3 Br.	0.15			6
	Dec	Lone Palm	433 West St.	8	8 Studio	0.12			12
1978	Mar	Courtwood	216 W. Court St.	112	68 - 1 Br. 44 - 2 Br.	4.06			166

TABLE III

BUILDING PERMIT ACTIVITY--MULTIPLE FAMILY RESIDENTIAL (3+ UNITS)

Year	Month Issued	Project Name or Owner/Contractor	Location	Number of Units	Number of Bedrooms	Net Acres	Net Units Acre	Gross Units Acre	Number of Parking Spaces
	Apr	Oeste de California	518 California St.	14	6 - 1 Br. 8 - 2 Br.	0.88			28
	Apr	Redwood Manor	132 Fifth St.	12	1 Br.	0.32			18
	June	DeKreek Const.	57 Fifth St.	4	3 Br.	0.39			8
1979	Apr	Summertree Apts.	601 Community Lane	93	Elderly 63 - 1 Br. (8 H.C.) 5 - 2 Br. Family - 10 - 2 Br. (3 H.C.) 15 - 3 Br.	8.60			52 Elderly 46 Family
	July	Alderwood Apts.	15 Woodland Ave.	20	7 - 1 Br. 13 - 2 Br.	1.01			30
1980	Feb	Westwood Apts.	260 W. Court St.	92	56 - 1 Br. 6 - 2 bR.	3.43			140
1981	No Multiple Family (3+ Units) Permits Issued in 1981								
1982	May	Cherry Glen Apts.	762 W. Lincoln Ave.	44	32 - 2 Br. (2 H.G.) 12 - 3 Br.	2.30			66
1983	Apr.	The Monterey Apts.	280 W. Court St.	70	2 Br.	3.02			105
	July	Villa Lucca Apts.	404 W. Cross St.	28	1 Br.	0.98			47

TABLE III

BUILDING PERMIT ACTIVITY--MULTIPLE FAMILY RESIDENTIAL (3+ UNITS)

Year	Month Issued	Project Name or Owner/Contractor	Location	Number of Units	Number of Bedrooms	Net Acres	Net Units Acre	Gross Units Acre	Number of Parking Spaces
1984	Apr.	Community Lane Apts.	435 Community Lane	44	10 - 1 Br. 34 - 2 Br.	8.60 1.79	24.60	20.50	66
	Nov.	Courtside Village I	321 W. Court St.	70	16 - 1 Br. 40 - 2 Br. 14 - Twnhs.	3.10	22.50	19.10	105
	Nov.	Moria Gardens (Devco)	1231 Gary Way	48	16 - 1 Br. 32 - 2 Br.	1.80	26.20	21.80	72
1985	May	Cracchiolo 4-Plex	438-98 Thomas St.	24	2 Br.	1.70	13.00	11.50	42
	May	Heritage Oaks	186 Muir St.	120	40 - 1 Br. 80 - 2 Br.	4.72	25.40	21.20	187
	Aug.	Pebblewood Apts.	260 California St.	38	8 - 1 Br. 30 - 2 Br.	1.22	31.40	26.00	64
	Sept.	The Village	555 Matmor Road	192	56 - 1 Br. 136 - 2 Br.	8.17	23.50	19.50	288
	Oct.	The Greens	150 Lincoln Ave.	53	29 - 1 Br.. 24 - 2 Br.	1.68	31.50	26.00	0
	Oct.	Woodland Manor	127 Main St.	50	14 - 1 Br. 36 - Studio	1.32	37.90	31.60	24
1986	Mar.	Autumn Run	1180 Matmor Road	396	2 Br.	18.30	21.60	18.00	601

TABLE III

BUILDING PERMIT ACTIVITY--MULTIPLE FAMILY RESIDENTIAL (3+ UNITS)

Year	Month Issued	Project Name or Owner/Contractor	Location	Number of Units	Number of Bedrooms	Net Acres	Net Units Acre	Gross Units Acre	Number of Parking Spaces
	Apr.	Walnut Woods	512-18 Community Lane	34	26 - 1 Br. 8 - 2 Br.	1.05	32.10	26.90	44
	June	Woodside Glen Apts.	311 North College	72	20 - 1 Br. 52 - 2 Br.	2.72	26.47	22.10	123
					36-Studio				
1986	July	Eastwood Triplexes	1233-51 Alice St.	12	3 Br.	1.20			10
	Sept.	Fowler Commons	135 Third St.	9	8 - 1 Br. 1 - 2 Br.	0.25	36.60	30.00	9
		Courside Village II	320 W. Court St.	80	24 - 1 Br. 56 - 2 Br.	3.10	25.80	21.10	120
	Dec.	Cottonwood Meadows	120 N. Cottonwood	47	1 Br.	1.48	30.40	25.30	17
1987	Aug.	Roth	25 W. Lincoln Ave.	20	1 Br.	0.63	31.80	26.00	10
		Lincoln Gardens	836 W. Lincoln Ave.	66	1 Br.	2.30	28.70	23.90	27
	Dec.	Passkey	548 California St.	6	4 - 1 Br. 2 - 2 Br.	0.23	26.10	21.70	10.00
1988	May	B. Kanada	422-26 Grand Ave.	6 (3 dplx)	6 - 2 Br.	0.42	14.30	11.00	13.00
	Oct.	Las Palmas	839 Lincoln Ave.	128	50 - 1 Br. 42 - 2 Br.	9.76	13.10	10.90	239.00
	Oct.	Courtside Village	320 W. Court St.	102	102 - 1 Br.	1.56	65.40	54.50	34.00

TABLE III

BUILDING PERMIT ACTIVITY--MULTIPLE FAMILY RESIDENTIAL (3+ UNITS)

Year	Month Issued	Project Name or Owner/Contractor	Location	Number of Units	Number of Bedrooms	Net Acres	Net Units Acre	Gross Units Acre	Number of Parking Spaces
		Tower (Elderly Only)							
1989	Jan.	Mendez Apts.	591 Matmor Rd.	14	6 - 1 Br. 8 - 2 Br.	0.52	26.90	24.10	24.00
	Apr.	Palm Garden Apts. I	240 Palm Ave.	NA	34 Rooms	NA	NA	NA	NA
	Dec.	College Greens	239 N. College St.	28	28 - 2 Br.	1.00	28.00	20.70	48.00
1990	Jan.	Westgate Apts.	839 W. Lincoln Ave.	128	36 - 3 Br. 58 - 2 Br. 34 - 1 Br.	7.25	17.70	15.70	230.00

TABLE IV
ESTIMATED AFFORDABILITY OF HOUSING CONSTRUCTED
FROM JANUARY 1, 1983 TO JULY 1, 1990

Type Unit	Units Constructed	Very Low	Low	Moderate	Above Moderate
Single Family Detached	1,764	0	130	727	1,035
Split Lot Duplex	128	0	0	0	0
Condo	57	0	0	5	52
Duplex	37	0	13	17	7
3-Plex	12	0	6	6	0
4-Plex	24	0	24	0	0
5+	1,631	0	1,361	70	0
TOTAL	3,653	200	1,534	825	1,094

TABLE V

LAND USE INVENTORY AS OF JANUARY 1, 1992

	<u>Dwelling Units</u>
I. Building Permits Issued in 1991.....	123
II. Approved Projects:	
Frommelt (Emerald & Walnut).....	18
Horn (5th & Beamer)	4
Woodland West (Kentucky and CR 98B)	30
Clanton (Kentucky and CR 98).....	96
College Park (Kentucky and College)	152
Faria (Cross and CR 98)	20
III. Vacant Improved Lots	
Legends (Gum & CR 101).....	37
Southwood (Matmor & Gibson).....	3
Beamer Estates (Palm & Kentucky).....	5
Doubletree (Matmor & Gum)	7
Dwyer (Ivie Place)	1
Faria (Cross & CR 98)	65
Elizabeth & California.....	20
IV. Proposals	
Fritch (Community Lane & Lincoln).....	22
Lawson (925 North).....	8
Schaffer (Thomas & Colfax).....	8
V. Vacant	
Matmor & Gum.....	10
Kentucky & CR 98B	30
Ridgeview & CR 98.....	15
Lincoln & West.....	50
Court & Ashley.....	75

VI. Southeast Area2,477
(Proposed for Annexation)
TOTAL3,276

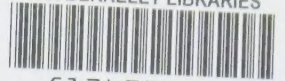
**TABLE VI
MULTIPLE FAMILY
APPROVED/AVAILABLE IN WOODLAND
(1989 - 1996)**

<u>PROJECT</u>	<u>UNITS</u>
Built In 1989-90-91	170
Proposals (Total)	135
Frommelt ---- 3	
College Park ---- 90	
Fritch ---- 22	
Lawson ---- 8	
Snow ---- 3	
Hughes ---- 9	
Vacant (Elizabeth & California)	20
Vacant C-2 -- Assumes five (5) of forty (40) acres will be multiple family.	100
Vacant C-3 -- Assumes five (5) acres of underdeveloped land at 15 units per acre.	75
Vacant land in Phase II (To be annexed in 1995-1996)	125
Southeast Area -- Assumes thirty-six (36) acres will be developed; area annexed to the City.	720
TOTAL UNITS	1,345

If you assume that multiple family will provide the very low and low income housing units projected by SACOG the need is 1,345 units. The following will also provide multiple family units:

- Bonus Densities
- Underdeveloped Multiple Family & C-2

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25970	YELLOW
25971	BLACK
25972	LIGHT BLUE
25973	DARK BLUE
25974	LIGHT GRAY
25975	LIGHT GREEN
25976	DARK GREEN
25977	TANGERINE
25978	RED
25979	EXECUTIVE RED

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